



April 29, 2024

The Offices at the Agora 5000 Euclid Avenue Suite 104 Cleveland, Ohio 44103

Project: Marquette Manor – Interior and Exterior Improvements
1999 Sutter Avenue
Cincinnati, OH 45225

Addendum #3

All drawing revisions are clouded and tagged with “delta 2.”

Questions Received from Bidders:

- 1) A few openings on the door schedule have ETR listed for door and/or frame material, but most of these openings have notes on the demolition plans to remove existing door, frame, and hardware. Please clarify if these will need new doors/frames or if they should be existing to remain as listed on the door schedule.

All doors, frames and hardware are to be replaced with new on this project. See below.

- i. 002 & 003 – door and frame listed as ETR. These do not have remark D3 on the demo plans, so I assume these are ETR.

Demo note D3 has been added for the above doors to be demolished on Overall Basement Demolition Plan. Common Area door schedule has been updated to show new insulated hollow metal doors and new hollow metal frames at these locations. Refer to specifications for hardware.

- ii. 010A – door and frame listed as ETR. This opening has remark D3 to remove existing door frame and hardware. Should this be a new opening, or ETR?

Demo note D3 has been added for the above door to be demolished on Overall Basement Demolition Plan. Common area door schedule has been updated to show new insulated hollow metal doors and new hollow metal frames at these locations. Refer to specifications for hardware.

- iii. 109, 111, 112, & SB-1 – All (4) have ETR listed for the frame. They all also have remark D3 on the demo plans. Should these receive a new frame, or will it be ETR?

The above doors are all to receive new hollow metal frames. The Common Area Door Schedule has been updated to show new hollow metal frames with painted finish.

- 2) For the Unit Doors/Frames/Hardware – Should all be replaced and provided as new per the door schedule?

All unit doors frames and hardware are to be new per the unit door schedules. Unit entries will be new doors, frames, and hardware at existing openings. All others within units are entirely new.

- i. Plan pages A6.01, A6.02, & A6.03 enlarged unit plans on the bottom right have door & door hardware notes which call for several different things and is not very clear.

The general notes regarding unit doors have been updated to reflect the intention of new doors throughout the dwelling units.

- 3) Can a spec be provided for the toilet partitions?

Shown on Sheet A7.01B "Common Area Accessory Schedule", nomenclature AC-2 & AC-3

- 4) In regard to cut/fill for the proposed exterior recreation area shown on AS plans, information is required for existing and proposed elevations to bid on the sitework portion. Is there a cut or fill required?

The approximate cut for this area is roughly 650 cubic yards. The fill for this area is approximately 75 cubic yards. The approximate fill for the new entryway is approximately 75 cubic yards. Also refer to unit price section of revise bid form

- 5) The recent addendum for Marquette Manor changed the monument letterset to be illuminated, but does not specify whether it should be front or back-lit. Can you please confirm which?

Backlit.

- 6) There are not plans or specs for fire suppression. The building is fully sprinklered and there are major modifications to layouts which would require fire suppression rework throughout. Can you please clarify what is the intent for fire suppression? Will there be modifications to plans/specs to add this scope into the project?

Existing sprinklers lines in both the common areas and units are to be modified to maintain required coverage. The general contractor is responsible for providing fire protection drawings and specifications by a licensed fire protection designer, including both the automatic fire sprinkler system and the fire alarm system.

- 7) For the building permit fee calculation, can you provide what budget of the project was applied for?

The contractor should base the permit fee on their own bid amount.

- 8) Per Addendum #2, "An asbestos survey of the building is attached. Contractors are responsible for removal and disposal of all asbestos materials disturbed during the renovations. All work to be performed in accordance with local codes and regulations." I have a few questions as per this requirement:

- i. It states, "removal and disposal of all asbestos". I think this note should be revised to all "identified material in report". As current written, even unknown scopes of work are being expected to be included bid scope.

The contractor is to address all know ACM in an appropriate manner. Changes to scope of work will be addressed through the change order process.

- ii. On the 3rd page of the report, there is a note in the report that states "The identified ACMs are denoted in bold type (which nothing is in bold). In addition, the following materials were observed but not sampled and considered to be suspect asbestos-containing materials until appropriate sampling proves otherwise; unsampled vinyl flooring, covebase and mastics, unsampled caulking and roofing material". Are we to assume that all these materials are to be treated as asbestos in the bid?

ACMs are identified in the % asbestos column even though they are not in bold. Contractor is to assume all items matching the description contain asbestos. Contractor is to assume the suspect ACM not sampled, but found during the renovations, are ACM until proven otherwise.

- iii. On the 3rd page of the report it states, "textured ceiling materials and drywall joint compound are typically considered to be non-friable materials, so long as they are not impacted and are not

suspected to present a concern to residents..." During the prebid walk, it was witnessed that these ceiling texture materials are commonly flaking and falling away from substrates. What is the expectation for ceiling textures? For drywall, are we to assume that at all locations where demolition is design, where MEP work is required to cut through or access behind, that these need to be treated as asbestos completely? As related to the answers above, what is expectation for drywall patching?
All friable ACM is to be removed. This includes ACM made friable by renovation activities.

- iv. Can scopes of work be quantified for bidding purposes so all bidders are working with the same information as currently the report does not provided quantities.

Contractors to determine quantities based upon information in the drawings.

- 9) Wood Doors - The specs and plans contradict each other a little and I am just wanting to get some clarification on what should be provided.

- i. The specs call for hollow core wood doors. It also lists out both factory finishing and primed hardboard.

All doors must be solid core, disregard any notations stating hollow core.

- ii. The plans have "SCW" listed as the material that would be calling for solid core wood and show a thickness of 1-3/4" that would also indicate solid core (hollow would be 1-3/8"). The door schedule also calls for a painted finish that would make me think we should provide factory primed hardboard doors.

- 1. Should we quote these as 1-3/8" thick hollow core wood doors or 1-3/4" thick solid core wood doors? **Doors are to be 1-3/4" thick solid core.**
- 2. Should these doors be factory primed hardboard? **Yes.**

- 10) HVAC - The PTAC unit spec'd out and doing a rough measurement the existing units are roughly 10" tall. The units that are spec'ed out are 15-1/2" tall. I don't believe there was any room for the added height. What is expectation for adapting for increased height of units?

The proposed PTAC units are expected to fit within the existing structural opening. Provide perimeter trim and sealant to close all gaps. Provide new exterior louver. Color of all accessory components and exterior louver to match existing window system.

Specifications

Bid Form Replace the bid form with the attached updated bid form. Note that Unit Price #2 has been replaced. All existing toilet paper holders are to be removed and replaced with new. The new unit prices #2 and #3 relate to cut/fill for the required site work.

018113 Green Building Information added.

Construction Documents:

Architectural Demolition

D1.01 Note D3 added to doors 002, 003, and 101A.

Site Drawings

AS.03 Added dimensions to section 2 & 3.
 Called out concrete stair riser and height. [OBJ]

Architectural

- A2.06 Details revised to provide roller shades at certain storefronts.
- A7.00 Door schedule has been updated to show all new doors, frames, and hardware for entire project.
Additional general notes have been added regarding accessibility.

END OF ADDENDUM

BID FORM

SOLICITATION #: 2024-3007

Marquette Manor RAD Conversion Renovations
1999 Sutter Avenue, Cincinnati, Ohio 45225

TO THE CINCINNATI METROPOLITAN HOUSING AUTHORITY (CMHA)

Ladies and/or Gentlemen:

1. In submitting this bid, it is understood that the right is reserved by the Cincinnati Metropolitan Housing Authority to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within **90** days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond and insurance certifications no later than 10 days after the "Notice of Intent".
2. Security in the sum of _____ Dollars (\$ _____) in the form of _____ is submitted herewith in accordance with the Specifications.
3. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this bid or any other bid or the submitting of bids for the contract for which this bid is submitted. Also attached is a completed Form HUD-5369-A, Representations, Certifications, and Other Statements of Bidders.
4. Work under this Contract will begin immediately upon the successful Contractor's receipt of a "Notice to Proceed" from CMHA. "Notice to Proceed" will follow the completion of an executed contract.

5. **ADDENDA**

Bidder acknowledges receipt of the following Addenda:

ADDENDUM NO. _____	DATED _____
ADDENDUM NO. _____	DATED _____
ADDENDUM NO. _____	DATED _____
ADDENDUM NO. _____	DATED _____

6. **UNIT PRICES SCHEDULE**

The undersigned Bidder proposes the amounts below be added to or deducted from the Contract Sum on performance and measurement of the individual items of Work.

Unit-Price No. 1: Brick mortar joint repointing. Include 20% in the base bid. Unit of measurement: square foot.

_____ Dollars (\$ _____) per square foot.

Unit-Price No. 2: Cut and remove soil from site as needed to complete the proposed site work. Cut/fill with on-site material is considered grading and to be included in the base bid, not as part of the unit price. Include 650 cubic yards in the base bid. Unit of measurement: cubic yards.

_____ Dollars (\$_____) per cubic yard.

Unit-Price No. 3: Provide fill soil of the proper quality to maintain the proposed slopes as needed to complete the proposed site work. Cut/fill with on-site material is considered grading and to be included in the base bid, not as part of the unit price. Include 150 cubic yards in the base bid. Unit of measurement: cubic yards.

_____ Dollars (\$_____) per cubic yard.

7. ALTERNATES SCHEDULE

- A. The undersigned Bidder proposes the amount below be deducted from the Base Bid if alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.

Alternate No. 1: Use Resilient Flooring RF-2 in lieu of Sealed Concrete SC-1 at all areas noted as SC-1 on the finish plans and schedule.

ADD or **DEDUCT** (circle one)

_____ Dollars (\$_____).

- B. Owner reserves the right to reject or accept, in order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- C. Acceptance or non-acceptance of any alternates by the Owner shall have no effect on the Contract Time.

8. BASIS OF CONTRACT AWARD

CMHA intends to award this contract for **SOLICITATION NO. 2024-3007** entitled **“Marquette Manor RAD Conversion Renovations”**, to the responsible bidder submitting the LOWEST "TOTAL BID" complying with these Public Bid Specifications, Drawings and Addenda, if any, provided the Contractor's, bid is reasonable and it is in the best interest of CMHA to accept it. The LOWEST "TOTAL BID" will be the bid reflecting the lowest dollar amount in the "TOTAL BID".

The undersigned having familiarized themselves with the local conditions affecting the cost of the work, and with the Drawings and Specifications, issued and Addenda, if any thereto, as prepared by the Development Division of the Cincinnati Metropolitan Housing Authority, propose to furnish all labor, materials, equipment, permits and services required to complete the work identified herein at the prices listed below.

9. **CONTRACT TIME**

The contract performance period from the "Notice to Proceed" until substantial completion, will be **425 calendar days** for the "Total Bid".

10. **BID AMOUNT - TOTAL**

The total Bid Amount all work indicated in the Specification, Drawings and Addendums.

TOTAL BID SUM OF (WORDS)

_____ **DOLLARS.**

TOTAL BID SUM OF (FIGURES) \$ _____.

NOTE: The Total Bid Amount shall be shown in both words and figures; in case of discrepancy, the amount in words shall govern. To be valid bid, the bid form must be filled out in it's entirety with all certifications and affidavits. It must be submitted with and is part of the Bid Documents.

The penalty for making false statements in any offer is prescribed in 19 U.S.C. 1001.

Date: _____

Company: _____

Address: _____

By: _____

City, State, Zip _____

Title: _____

Fed. Tax ID: _____

(Signature of Bidder)

NOTE: LATE BIDS WILL NOT BE RECEIVED. THE LOBBY CLOCK ESTABLISHES THE TIME FOR THE BID OPENING.

SECTION 018113

SUSTAINABILITY DESIGN REQUIREMENTS

PART 1 GENERAL

GENERAL CONDITIONS

- A. The General Conditions, Modifications to General Conditions, Supplementary or Special Conditions and any Instructions to Bidders shall apply to all Divisions of work.
- B. The requirements of State, Local or appropriate codes applicable to the work, whichever is the most stringent is a requirement of all Divisions of work.

WORK OF THIS SECTION

- A. Section includes:
 - 1. Sustainable Project Goals:**
 - a. Applicants must obtain a sustainable building certification - **National Green Building Standard (NGBS)**, meeting Silver level or higher for single and multifamily buildings, both new and renovation.
- B. Contractor shall coordinate work and requirements with Owner Contracted Green Rater/Verifier for Green certifications. Pertinent to green certifications the role of the Green Rater/Verifier is to guide the construction team with certification process; review documentation, verify green requirements are met; and to perform third-party testing.

REFERENCES

- A. American Society of Heating, Refrigerating and Air-Conditioning Engineers:
 - 1. ASHRAE 52.2 - Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size.
 - 2. ASHRAE 62 - Ventilation for Acceptable Indoor Air Quality.
 - 3. ASHRAE 90.1 - Energy Efficient Design of New Buildings except Low-Rise Residential Buildings.
 - 4. ASHRAE 129 - Measuring Air-Change Effectiveness.
- B. ASTM International:
 - 1. ASTM E408 - Standard Test Methods for Total Normal Emittance of Surfaces Using Inspection-Meter Techniques.
 - 2. ASTM E903 - Standard Test Method for Solar Absorption, Reflectance, and Transmittance of Materials Using Integrating Spheres.
- C. Bay Area Air Quality Management District: BAAQMD Regulation 8, Rule 51 - Adhesive and Sealant Products.
- D. Carpet and Rug Institute: CRI Green Label Testing Program.
- E. Forest Stewardship Council: FSC Guidelines- Forest Stewardship Council Guidelines.
- F. Green Seal: GS-11 - Product Specific Environmental Requirements.
- G. Sheet Metal and Air Conditioning Contractors: SMACNA IAQ - IAQ Guidelines for Occupied Buildings under Construction.
- H. South Coast Air Quality Management District: SCAQMD Rule 1168 - Adhesive and Sealant Applications.
- I. U.S. Environmental Protection Agency:
 - 1. EPA 832-R-92-005 - Storm Water Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices.
 - 2. EPA Baseline IAQ - Testing for Indoor Air Quality, Baseline IAQ, and Materials Section 01445.
 - 3. EPA 402-K-01-002 – A Step-by-Step Guide on how to Build Radon-Resistant Homes
- J. Home Innovation Research Lab's (HIRL)'s
 - 1. ICC/ASHRAE 700 National Green Building Standard (NGBS)

- K. ENERGY STAR Qualified Homes Program Requirements
https://www.energystar.gov/sites/default/files/ES%20NPR%20v85%202018-05-16_clean.pdf

SUBMITTALS

- A. The contractor shall submit the following items directly to the Green Rater/Verifier.

QUALITY ASSURANCE

1. Perform work in accordance with ICC/ASHRAE 700 National Green Building Standard
2. Maintain one copy of NGBS Builder Resource Guide on site. Document is available for download at
https://www.homeinnovation.com/services/certification/green_homes/multifamily_certification/multifamily_home_certification_process
3. Perform storm water management and erosion control Work in accordance with EPA Best Management Practices or local erosion and sedimentation control standards whichever is more stringent.
4. Perform ventilation Work in accordance with ASHRAE 62.

PART 2 PRODUCTS

PRODUCT SUBSTITUTION

- A. Thoroughly review any requests for substitution for products that are related to Green Communities prerequisites and credits. Any substitutions may jeopardize the project's ability to obtain certification.

PART 3 EXECUTION

NATIONAL GREEN BUILDING STANDARD (NGBS)

- A. Perform work in accordance with ICC/ASHRAE 700 National Green Building Standard for mandatory and optional provisions pertinent to this project listed in NGBS worksheet included at the end of this section.
- B. Thoroughly review any requests for substitution for products that are related to NGBS prerequisites and credits. Any substitutions may jeopardize projects' ability to obtain certification.

PERFORMANCE TESTING & INSPECTIONS

- C. Minimum envelope leakage – where applicable: the following areas of building envelope and demising walls shall be sealed, caulked, gasketed, or weather-stripped to minimize envelope leakage:
 1. Joints around exterior doors and windows.
 2. Joints between walls and foundation; between conditioned spaces and attics, demising walls, crawl spaces and garage.
 3. Top plates and bottom plates shall be sealed at all locations.
 4. Minimize thermal bridging per Energy Star Version 3 Thermal Enclosure System Rater Checklist
 5. All mechanical, plumbing and electrical penetrations in exterior and demising walls. Mechanical chase shall be sealed at crawl space ceiling.
 6. Exterior sheathing and house wrap.
 7. Minimize entry of air from outside, attic, garage, and crawl space into exterior wall and interior wall cavities to ensure passing of air infiltration test. Also minimize air transfer from unit to unit, and unit to corridor.

8. Batt insulation shall be stapled to face of stud to ensure full contact of insulation with face of drywall. Cut insulation around all mechanical, plumbing and electrical work.
9. Seal all duct boots in floors to subfloors and seal all duct boots in walls to drywall.
10. Seal gaps between drywall and all duct penetrations in ceilings, including exhaust fans.

**TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION**

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in inverted crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and fire shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

D. Thermal Bypass Inspection - The Green Rater will conduct a visual Thermal Bypass Inspection to inspect proper installation and continuity of thermal insulation and air-tightness of envelope. This inspection must take place after exterior envelope insulation has been installed, but prior to and installation of any drywall. One inspection per floor shall be

conducted. If additional inspections are deemed necessary due construction sequencing, Contractor shall notify the Architect and Green Verifier immediately. Contractor shall schedule the inspection with no less than two week notice to the Green Verifier. Contractor shall provide access to each unit and cooperate with conducting of the test. Additional inspections necessary due to incomplete work shall be back-charged to the Contractor. A sample Thermal Bypass Inspection Checklist is enclosed in section 018113.

- E. Final Inspections - Upon substantial completion and prior to occupancy, the Green Verifier will conduct a visual Final Inspection to verify green requirements incorporated in the project. The contractor shall notify the Green Rater at least four (4) weeks prior to the anticipated date for such inspection. Contractor shall provide access to each unit and cooperate with conducting of the test. Additional inspections necessary due to incomplete work shall be back-charged to the Contractor.
- F. Third-Party Testing - Third-party Testing is to be scheduled and conducted in conjunction with the final inspection. The contractor shall notify the Green Verifier at least four (4) weeks prior to the anticipated date for such inspection. Contractor shall provide access to each unit and cooperate with conducting of the test.

Following tests shall be conducted by Green Verifier:

1. Air Infiltration Test (Blower door Test) – Mandatory – Measures air leakage through unit enclosure such as exterior walls, demising walls, ceilings, chases, etc.
2. Distribution Loss Test (Duct Blaster Test) – Mandatory – Measures leakage through the mechanical distribution system

ENCLOSURES

- A. National Green Building Standard (NGBS) worksheet

END OF SECTION 018113

Chapter
Points
R/F

Goal Level:	Silver
Overall Points: 168,	Overall Level: Silver
Points: Ch5: 58, Ch6: 45, Ch7: Silver, Ch8: Silver, Ch9: 47, Ch10: 18	



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Home Address:
Community/Lot #:

Report Phase:	Final	Points Available	Points Claimed	Points Awarded	Status
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5 P RF **11.501 LOT SELECTION**

5 P RF	11.501.2	11.501.2 Multi-modal transportation. A range of multi-modal transportation choices are promoted by one or more of the following:				
5 P RF	(1)	The building is located within one-half mile (805 m) of pedestrian access to a mass transit system.	6	6	6	<input checked="" type="checkbox"/>
5 P RF	(2)	The building is located within five miles (8,046 m) of a mass transit station with provisions for parking.	3	3	3	<input checked="" type="checkbox"/>
5 P RF	(3)	The building is located within one-half mile (805 m) of six or more community resources. No more than two each of the following use category can be counted toward the total: Recreation, Retail, Civic, and Services. Examples of resources in each category include, but are not limited to the following:				<input checked="" type="checkbox"/>
5 P RF		Recreation: recreational facilities (such as pools, tennis courts, basketball courts), parks.	4	4	4	
5 P RF		Retail: grocery store, restaurant, retail store.				
5 P RF		Civic: post office, place of worship, community center.				
5 P RF		Services: bank, daycare center, school, medical/dental office, Laundromat/dry cleaners.				
5 P RF		NOTE: List the 6 community resources in the Notes field.				
5 P RF		OR				

5 P RF **11.502 PROJECT TEAM, MISSION STATEMENT, AND GOALS**

5 P RF	11.502.1	11.502.1 Project team, mission statement, and goals. A knowledgeable team is established and team member roles are identified with respect to green lot design, preparation, and development. The project's green goals and objectives are written into a mission statement.	4	4	4	<input checked="" type="checkbox"/>
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5 P RF **11.503 LOT DESIGN**

5 P R	11.503.1	11.503.1 Natural resources. Natural resources are conserved by one or more of the following:				
5 P R	(4)	Basic training in tree or other natural resource protection is provided for the on-site supervisor.	4	4	4	<input checked="" type="checkbox"/> TRUE
5 P R	(5)	All tree pruning on-site is conducted by a certified arborist or other qualified professional.	3	3	3	<input checked="" type="checkbox"/> TRUE

5 P RF **11.504 LOT CONSTRUCTION**

5 P RF	11.504.3	11.504.3 Soil disturbance and erosion implementation. On-site soil disturbance and erosion during remodeling are minimized by one or more of the following in accordance with the SWPPP or applicable plan: (also see Section 11.503.3)				
5 P R	(1)	Sediment and erosion controls are installed on the lot and maintained in accordance with the stormwater pollution prevention plan, where required.	5	5	5	<input checked="" type="checkbox"/> TRUE
5 P RF	(7)	Soil is improved with organic amendments or mulch.	3	3	3	<input checked="" type="checkbox"/>

5 P RF **11.505 INNOVATIVE PRACTICES**

5 P F	11.505.1	11.505.1 Driveways and parking areas. Driveways and parking areas are minimized or mitigated by one or more of the following:				
5 P F	(2)	In a multifamily project, parking capacity does not exceed the local minimum requirements.	5	5	5	<input checked="" type="checkbox"/>
5 P RF	11.505.3	11.505.3 Density. The average density on the lot on a net developable area basis is:		8	8	(5)
5 P RF	(1)	7 to less than 14 dwelling units per acre (per 4,047 m ²)	4			
5 P RF	(2)	14 to less than 21 dwelling units per acre (per 4,047 m ²)	5			
5 P RF	(3)	21 to less than 35 dwelling units per acre (per 4,047 m ²)	6			
5 P RF	(4)	35 to less than 70 dwelling units per acre (per 4,047 m ²)	7			
5 P RF	(5)	70 or greater dwelling units per acre (per 4,047 m ²)	8			
5 P F	11.505.9	11.505.9 Smoking prohibitions. Signs are provided on multifamily and mixed-use lots prohibiting				
5 P F	(a)	Smoking is prohibited within 25 feet (7.5 m) of all building exterior doors and operable windows or building air intakes within 15 (4.5 m) vertical feet of grade or a walking surface.	3	3	3	<input checked="" type="checkbox"/>
5 P F	(b)	Smoking is prohibited on decks, balconies, patios and other occupied exterior spaces.	3	3	3	<input checked="" type="checkbox"/>
5 P F	(c)	Smoking is prohibited at all parks, playgrounds, and community activity or recreational spaces.	3	3	3	<input checked="" type="checkbox"/>
5 P F		11.505.10 Exercise & Recreation Area. For multifamily buildings, on-site dedicated recreation space for exercise or play opportunities for adults and/or children open and accessible to residents				

11.601 QUALITY OF CONSTRUCTION MATERIALS AND WASTE							
6 P R	11.601.1	11.601.1 Conditioned floor area. Finished floor area of a dwelling unit or sleeping unit after the remodeling is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation.		14	14		
6 P R	(1)	less than or equal to 700 square feet (65 m ²)		14			
6 P R	(2)	less than or equal to 1,000 square feet (93 m ²)		12			
6 P R	(3)	less than or equal to 1,500 square feet (139 m ²)		9			
6 P R	(4)	less than or equal to 2,000 square feet (186 m ²)		6			
6 P R	(5)	less than or equal to 2,500 square feet (232 m ²)		3			
6 P R	(6)	greater than 4,000 square feet (372 m ²)		N/A			
6 P R		(For every 100 square feet (9.29 m ²) over 4,000 square feet (372 m ²), one point is to be added the threshold points shown in Table 305.3.7 for each rating level.)					
6 P R	11.601.6	11.601.6 Stacked stories. Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet (2,134 mm).		8 Max	8	8	from overview: 4+ story bldg.
6 P R	(1)	first stacked story		4			
6 P R	(2)	for each additional stacked story		2			
11.602 ENHANCED DURABILITY AND REDUCED MAINTENANCE							
6 P RF	11.602.1	11.602.1 Moisture Management – Building Envelope					
6 P R	11.602.1.1	11.602.1.1 Capillary breaks					
6 P R	11.602.1.1.1	11.602.1.1.1 Capillary breaks A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1.		Mandatory			Met
6 P R		This practice is not mandatory for existing slabs without apparent moisture problem.					
6 P R	11.602.1.3	11.602.1.3 Foundation drainage					
6 P RF	11.602.1.7	11.602.1.7 Moisture control measures					
6 P R	11.602.1.7.1	11.602.1.7.1 Moisture control measures are in accordance with the following:					
6 P R	(1)	Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.		2	2	2	<input checked="" type="checkbox"/> TRUE
6 P R	(2)	Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall).		Mandatory 2	0	0	N/A
6 P R		NOTE: If "N/A" is selected, explain why in the assigned Notes area.					
6 P R	11.602.1.8	11.602.1.8 Water-resistive barrier. Where required by the ICC, IRC, or IBC, a water-resistive barrier and/or drainage plane system is installed behind newly installed exterior veneer and/or siding and where there is evidence of a moisture problem.		Mandatory			N/A
6 P R		NOTE: If "N/A" is selected, explain why in the assigned Notes area.					
6 P R	11.602.1.9	11.602.1.9 Flashing. Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional.					
6 P R		Points awarded only when practices (2)-(7) are implemented in all newly installed construction and not less than 25 percent of the applicable building elements for the entire building after the remodel.					
6 P R	(1)	Flashing is installed at all of the following locations, as applicable:					Met
6 P R	(a)	around exterior fenestrations, skylights, and doors					
6 P R	(b)	at roof valleys					
6 P R	(c)	at all building-to-deck, -balcony, -porch, and -stair intersections					
6 P R	(d)	at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets					
6 P R	(e)	at ends of and under masonry, wood, or metal copings and sills					
6 P R	(f)	above projecting wood trim					
6 P R	(g)	at built-in roof gutters, and					
6 P R	(h)	drip edge is installed at eave and rake edges.					
6 P R		These practices are not mandatory for existing building elements without apparent moisture problem.					
6 P RF	11.602.1.10	11.602.1.10 Exterior doors. Entries at exterior door assemblies, inclusive of side lights (if any), are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. Either a storm door or a projection factor of 0.375 minimum is provided. Eastern- and western-facing entries in Climate Zones 1, 2, and 3, as determined in accordance with Figure 6(1) or Appendix A, have either a storm door or a projection factor of 1.0 minimum, unless protected from direct solar radiation by other means (e.g., screen wall, vegetation).					3+ exterior door
6 P RF		This Project's Climate Zone: 4		2 per exterior door 6 Max	6	6	
6 P RF	(a)	installing a porch roof or awning					
6 P RF	(b)	extending the roof overhang					
6 P RF	(c)	recessing the exterior door					
6 P RF	(d)	Installing a storm door					
6 P RF		Note: The pedestrian door protected in a garage leading to living space does not qualify for points.					
6 P RF	11.602.1.11	11.602.1.11 Tile backing materials. Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325.		Mandatory			Met
6 P RF		This practice is not mandatory for existing tile surfaces without apparent moisture problem.					

6 P R	11.602.1.13	11.602.1.13 Ice barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier is installed in accordance with the ICC IRC or IBC at roof eaves of pitched roofs and extends a minimum of 24 inches (610 mm) inside the exterior wall line of the building.	Mandatory			Met
6 P R						
6 P R						
6 P RF	11.602.1.14	11.602.1.14 Architectural features. Architectural features that increase the potential for water intrusion are avoided:				
6 P RF	(1)	All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	Mandatory 1	1	1	Met
6 P F	11.602.1.15	11.602.1.15 Kitchen and vanity cabinets. All kitchen and vanity cabinets are certified in accordance with the ANSI/KCMA A161.1 performance standard or equivalent.		2	2	Met
6 P F		NOTE: Identify what product was used in the assigned Notes area.				
6 P RF	11.602.4	11.602.4 Finished grade.				
6 P RF	11.602.4.1	11.602.4.1 Finished grade at all sides of a building is sloped to provide a minimum of 6 inches (150 mm) of fall within 10 feet (3048 mm) of the edge of the building. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade is sloped away from the edge of the building at a minimum slope of 2 percent.	Mandatory			Met
6 P RF						
6 P RF						
6 P RF	11.603 REUSED OR SALVAGED MATERIALS					
6 P R	11.603.1	11.603.1 Reuse of existing building. Major elements or components of existing buildings and structures are reused, modified, or deconstructed for later use.				2500 square feet
6 P R						
6 P R		(Points awarded for every 200 square feet (18.5 m ²) of floor area.)	1			
6 P R		NOTE: Describe materials used in the assigned Notes area. Materials, elements, or components awarded points under Section 11.603.1 shall not be awarded points under Section 11.603.2.	12 Max	12	12	
6 P R						
6 P RF	11.604 RECYCLED-CONTENT BUILDING MATERIALS					
6 P RF	11.605 RECYCLED CONSTRUCTION WASTE					
6 P R	11.605.1	11.605.1 Hazardous waste. The construction waste management plan shall include information on the proper handling and disposal of hazardous waste. All hazardous waste is properly handled and disposed of.	Mandatory			TRUE
6 P R						
6 P RF	11.606 RENEWABLE MATERIALS					
6 P RF	11.607 RECYCLING AND WASTE REDUCTION					
6 P RF	11.608 RESOURCE-EFFICIENT MATERIALS					
6 P RF	11.609 REGIONAL MATERIALS					
6 P RF	11.610 LIFE CYCLE ASSESSMENT					
6 P RF	11.611 PRODUCT DECLARATIONS					
6 P RF	11.612 INNOVATIVE PRACTICES					
6 P RF	11.613 RESILIENT CONSTRUCTION					

11.701 MINIMUM ENERGY EFFICIENCY REQUIREMENTS			
7 P R	305.2.5	305.2.5 Energy efficiency. The building shall comply with Section 305.2.5.1 or 305.2.5.2.	Mandatory
7 P R		Please indicate energy modeler's professional credential and, in the notes field, their name. When selecting "Other," enter professional credentials (e.g., engineer, architect) within the notes field.	Mandatory
7 P R			Reduction Path
7 P R			Modeler's Credential:
7 P RF	11.701.4	11.701.4 Mandatory practices.	BEMP
7 P F	11.701.4.0	11.701.4.0 Minimum energy efficiency requirements. Additions, alterations, or renovations to an existing building, building system or portion thereof shall comply with the provisions of the ICC IECC as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with the ICC IECC. An addition complies with the IECC if the addition complies or if the existing building and addition comply with the ICC IECC as a single building.	Mandatory
7 P R	11.701.4.1	11.701.4.1 HVAC systems.	
7 P R	11.701.4.1.1	11.701.4.1.1 HVAC system sizing. Newly installed or modified space heating and cooling system is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent. New equipment is selected using ACCA Manual S or equivalent.	Mandatory
7 P R	11.701.4.3	11.701.4.3 Insulation and air sealing.	
7 P R	11.701.4.3.1	11.701.4.3.1 Building Thermal Envelope Air Sealing. The building thermal envelope exposed or created during the remodel is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film, or solid material:	701.4.3.3 Exception:
7 P R		(a) All joints, seams and penetrations.	<input type="checkbox"/>
7 P R		(b) Site-built windows, doors, and skylights.	Met
7 P R		(c) Openings between window and door assemblies and their respective jams and framing.	Met
7 P R		(d) Utility penetrations.	Met
7 P R		(e) Dropped ceilings or chases adjacent to the thermal envelope.	Met
7 P R		(f) Knee walls.	Met
7 P R		(g) Walls, ceilings, and floors separating conditioned spaces from unconditioned space.	Met
7 P R		(h) Behind tubs and showers on exterior walls.	Met
7 P R		(i) Common walls between dwelling units or sleeping units.	Met
7 P R		(j) Attic access openings.	Met
7 P R		(k) Joints of framing members at rim joists.	Met
7 P R		(l) Top and bottom plates.	Met
7 P R		(m) Other sources of infiltration.	Met
7 P R	11.701.4.3.3	11.701.4.3.3 Multifamily air leakage alternative. Multifamily buildings four or more stories in height and in compliance with IECC section C402.5 (Air leakage-thermal envelope) are deemed to comply with Sections 11.701.4.3.1 and 11.701.4.3.2.	<input checked="" type="checkbox"/> See 11.703.4.3.1
7 P R	11.701.4.3.4	11.701.4.3.4 Fenestration air leakage. Newly installed Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m ²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m ²), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/1.S.2/A440 by an accredited, independent laboratory and listed and labeled. For site-built fenestration, a test report by an accredited, independent laboratory verifying compliance with the applicable infiltration rate shall be submitted to demonstrate compliance with this practice. This practice does not apply to field-fabricated fenestration products. Exception: For Tropical Zones only, jalousie windows are permitted to be used as a conditioned space boundary and shall have an air infiltration rate of not more than 1.3 cfm per square foot.	Mandatory
7 P R	11.701.4.3.5	11.701.4.3.5 Lighting and building thermal envelope. Newly installed luminaires installed in the building thermal envelope which penetrate the air barrier are sealed to limit air leakage between conditioned and unconditioned spaces. All luminaires are IC-rated and labeled as meeting ASTM E283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All luminaires installed in the building thermal envelope which penetrate the air barrier are sealed with a gasket or caulk between the housing and the interior of the wall or ceiling covering.	Mandatory
7 P RF	11.701.4.4	11.701.4.4 High-efficacy lighting. A minimum of 90 percent of newly installed hard-wired lighting fixtures or the bulbs in those fixtures shall be high efficacy.	Mandatory
7 P R	11.701.4.5	11.701.4.5 Boiler piping. Boiler piping in unconditioned space supplying and returning heated water or steam that is accessible during the remodel is insulated. Exception: where condensing boilers are installed, insulation is not required for return piping.	Mandatory
7 P R	11.701.4.6	11.701.4.6 Fenestration specifications. The NFRC-certified U-factor and SHGC of newly installed windows, exterior doors, skylights, and tubular daylighting devices (TDDs) do not exceed the values in Table 11.703.2.5.1. See Table 11.703.2.5.1	Mandatory
7 P R	11.701.4.7	11.701.4.7 Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the NFRC-certified U-factor and SHGC of the replacement fenestration unit do not exceed the values in Table 11.703.2.5.1.	Mandatory

11.901 POLLUTANT SOURCE CONTROL							
9 P RF	11.901.1	11.901.1 Space and water heating options					
9 P R	11.901.1.4	11.901.1.4 Newly installed gas-fired fireplaces and direct heating equipment is listed and is installed in accordance with the NFPA 54, ICC IFGC, or the applicable local gas appliance installation code. Gas-fired fireplaces within dwelling units or sleeping units and direct heating equipment are vented to the outdoors. Alcohol burning devices and kerosene heaters are vented to the outdoors.	Mandatory				N/A
9 P RF	11.901.2	11.901.2 Solid fuel-burning appliances					
9 P RF	11.901.2.2	11.901.2.2 Fireplaces, woodstoves, pellet stoves, or masonry heaters are not installed.	6	6	6		<input checked="" type="checkbox"/>
9 P RF	11.901.3	11.901.3 Garages. Garages are in accordance with the following:					
9 P RF	(2)	A carport is installed, the garage is detached from the building, or no garage is installed.	10	10	10		<input checked="" type="checkbox"/>
9 P RF	11.901.4	11.901.4 Wood materials. A minimum of 85 percent of newly installed material within a product group (i.e., wood structural panels, countertops, composite trim/doors, custom woodwork, and/or component closet shelving) is manufactured in accordance with the following:	10 Max	8	8		
9 P R	(1)	Structural plywood used for floor, wall, and/or roof sheathing is compliant with DOC PS 1 and/or DOC PS 2. OSB used for floor, wall, and/or roof sheathing is compliant with DOC PS 2. The panels are made with moisture-resistant adhesives. The trademark indicates these adhesives as follows: Exposure 1 or Exterior for plywood, and Exposure 1 for OSB.	Mandatory				Met
9 P R		NOTE: If "N/A" is selected, please explain in the Notes area.					
9 P RF		Countertops					(6)
9 P RF		Composite trim/doors					(6)
9 P RF		Custom woodwork					
9 P RF		Component closet shelving					
9 P RF	(2)	Particleboard and MDF (medium density fiberboard) is manufactured and labeled in accordance with CPA A208.1 and CPA A208.2, respectively.	2				
9 P RF	(3)	Hardwood plywood in accordance with HPVA HP-1.	2				
9 P RF	(4)	Particleboard, MDF, or hardwood plywood is in accordance with CPA 4.	3				
9 P RF	(5)	Composite wood or agrifiber panel products contain no added urea-formaldehyde or are in accordance with the CARB Composite Wood Air Toxic Contaminant Measure Standard.	4				
9 P RF	(6)	Non-emitting products.	4				
9 P F	11.901.5	11.901.5 Cabinets. A minimum of 85 percent of newly installed cabinets are in accordance with one or both of the following:					
9 P F		(Where both of the following practices are used, only 3 points are awarded.)					
9 P F	(2)	The composite wood used in wood cabinets is in accordance with CARB Composite Wood Air Toxic Contaminant Measure Standard or equivalent as certified by a third-party program such as, but not limited to, those in Appendix B.	3	3	3		<input checked="" type="checkbox"/>
9 P F	11.901.6	11.901.6 Carpets. Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.	Mandatory				<input checked="" type="checkbox"/>
9 P F	11.901.9	11.901.9 Interior architectural coatings. A minimum of 85 percent of newly applied interior architectural coatings are in accordance with either Section 11.901.9.1 or Section 11.901.9.3, not both. A minimum of 85 percent of architectural colorants are in accordance with Section 11.901.9.2.					
9 P F	11.901.9.1	11.901.9.1 Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following:	5	5	5		
9 P F	(1)	Zero VOC as determined by EPA Method 24 (VOC content is below the detection limit for the method)					<input type="checkbox"/>
9 P F	(2)	GreenSeal GS-11					<input type="checkbox"/>
9 P F	(3)	CARB Suggested Control Measure for Architectural Coatings (see Table 11.901.9.1). See Table 11.901.9.1					<input checked="" type="checkbox"/>
9 P F	11.901.9.4	11.901.9.4 When the building is occupied during the remodel, a minimum of 85 percent of the newly applied interior architectural coatings are in accordance with either 11.901.9.1 or 11.901.9.3.	Mandatory				Met
9 P F	11.901.13	11.901.13 Carbon monoxide (CO) alarms. A carbon monoxide (CO) alarm is provided in accordance with the IRC Section R315.	Mandatory				Met
9 P F	11.901.15	11.901.15 Non-smoking areas. Environmental tobacco smoke is minimized by one or more of the following:					
9 P F	(1)	All interior common areas of a multifamily building are designated as non-smoking areas with posted signage.	1	1	1		<input checked="" type="checkbox"/>
9 P F	(2)	Exterior smoking areas of a multifamily building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.	1	1	1		<input checked="" type="checkbox"/>
9 P F	11.901.16	11.901.16 Lead-safe work practices. For buildings constructed before 1978, lead-safe work practices are used during the remodeling.	Mandatory				<input checked="" type="checkbox"/>
11.902 POLLUTANT CONTROL							
9 P F	11.902.1	11.902.1 Spot ventilation.					
9 P F	11.902.1.1	11.902.1.1 Spot ventilation is in accordance with the following:					
9 P F	(1)	Bathrooms are vented to the outdoors. The minimum ventilation rate is 50 cfm (23.6 L/s) for intermittent operation or 20 cfm (9.4 L/s) for continuous operation in bathrooms.	Mandatory				TRUE
9 P F	(2)	Clothes dryers (except listed and labeled condensing ductless dryers) are vented to the outdoors.	Mandatory				Met
9 P F	11.902.1.2	11.902.1.2 Bathroom and/or laundry exhaust fan is provided with an automatic timer and/or humidistat:	11 Max	5	5		# of timers: 1 timer(s)
9 P F	(1)	for first device	5				# of humidistats:
9 P F	(2)	for each additional device	2				

9 P F	11.902.2	11.902.2 Building ventilation systems.					
9 P RF	11.902.3	11.902.3 Radon reduction measures. Radon reduction measures are in accordance with IRC Appendix F or § 11.902.3.1. Radon Zones as identified by the AHJ or, if the zone is not identified by the AHJ, as defined in Figure 9(1). This practice is not mandatory if the existing building has been tested for radon and is accordance with federal and local acceptable limits.	Mandatory			ICC IRC F	
9 P RF							
9 P RF							
9 P RF							
9 P R	11.902.6	11.902.6 Living space contaminants. The living space is sealed in accordance with Section 11.701.4.3.1 to prevent unwanted contaminants.	Mandatory			<input checked="" type="checkbox"/>	TRUE
9 P R							
9 P RF	11.903 MOISTURE MANAGEMENT: VAPOR, RAINWATER, PLUMBING, HVAC						
9 P R	11.903.1	11.903.1 Plumbing. Plumbing is in accordance with one of the following.		5	5		(2)
9 P R	(1)	Cold water pipes in unconditioned spaces are insulated to a minimum of R-4 with pipe insulation or other covering that adequately prevents condensation.	2				
9 P R							
9 P R	(2)	Plumbing is not installed in unconditioned spaces.	5				
9 P RF	11.904 INDOOR AIR QUALITY						
9 P R	11.904.3	11.904.3 Microbial growth & moisture inspection and remediation. A visual inspection is performed to confirm the following:					
9 P R							
9 P R	(1)	Verify that no visible signs of discoloration and microbial growth on ceilings, walls or floors, or other building assemblies Or If minor microbial growth is observed (less than within a total area of 25 square feet) in homes or multifamily buildings, reference EPA Document 402-K-02-003 (A Brief Guide to Mold, Moisture, and Your Home) for guidance on how to properly remediate the issue. If microbial growth is observed, on a larger scale in homes or multifamily buildings (greater than 25 sq ft), reference EPA document 402-k-01-001 (Mold Remediation in Schools and Commercial Buildings) for guidance on how to properly remediate the issue.	Mandatory			<input checked="" type="checkbox"/>	TRUE
9 P R							
9 P R	(2)	Verify that there are no visible signs of water damage or pooling. If signs of water damage or pooling are observed, verify that the source of the leak has been repaired, and that damaged materials are either properly dried or replaced as needed.	Mandatory			<input checked="" type="checkbox"/>	TRUE
9 P R							
9 P RF	11.905 INNOVATIVE PRACTICES						
10 P RF	11.1001 HOMEOWNER'S MANUAL AND TRAINING GUIDELINES FOR ONE- AND TWO-FAMILY DWELLINGS						
10 P RF	11.1002 CONSTRUCTION, OPERATION, AND MAINTENANCE MANUALS AND TRAINING FOR MULTI-UNIT BUILDINGS						
10 P F	11.1002.1	11.1002.1 Building construction manual. A building construction manual, including five or more of the following, is compiled and distributed in accordance with Section 11.1002.0.	1	1	1		
10 P F							
10 P F		(Points awarded per two items. Points awarded for non-mandatory items.)					
10 P F	(1)	A narrative detailing the importance of constructing a green building, including a list of green building attributes included in the building. This narrative is included in all responsible parties' manuals.	Mandatory			<input checked="" type="checkbox"/>	
10 P F							
10 P F	(2)	A local green building program certificate as well as a copy of the <i>National Green Building Standard™</i> , as adopted by the Adopting Entity, and the individual measures achieved by the building.	Mandatory			<input checked="" type="checkbox"/>	
10 P F							
10 P F	(3)	Warranty, operation, and maintenance instructions for all equipment, fixtures, appliances, and finishes.	Mandatory			<input checked="" type="checkbox"/>	
10 P F							
10 P F	(4)	Record drawings of the building.				<input checked="" type="checkbox"/>	
10 P F							
10 P F	(5)	A record drawing of the site including stormwater management plans, utility lines, landscaping with common name and genus/species of plantings.				<input checked="" type="checkbox"/>	
10 P F							
10 P F	(6)	A diagram showing the location of safety valves and controls for major building systems.				<input type="checkbox"/>	
10 P F							
10 P F	(7)	A list of the type and wattage of light bulbs installed in light fixtures.				<input type="checkbox"/>	
10 P F							
10 P F	(8)	A photo record of framing with utilities installed. Photos are taken prior to installing insulation and clearly labeled.				<input type="checkbox"/>	
10 P F							
10 P F	11.1002.2	11.1002.2 Operations manual. Operations manuals are created and distributed to the responsible parties in accordance with Section 11.1002.0. Between all of the operation manuals, five or more of the following options are included.	1	2	2		
10 P F							
10 P F		(Points awarded per two items. Points awarded for non-mandatory items.)					
10 P F	(1)	A narrative detailing the importance of operating and living in a green building. This narrative is included in all responsible parties' manuals.	Mandatory			<input checked="" type="checkbox"/>	
10 P F							
10 P F	(2)	A list of practices to conserve water and energy (e.g., turning off lights when not in use, switching the rotation of ceiling fans in changing seasons, purchasing ENERGY STAR appliances and electronics).	Mandatory			<input checked="" type="checkbox"/>	
10 P F							
10 P F	(3)	Information on methods of maintaining the building's relative humidity in the range of 30 percent to 60 percent.				<input checked="" type="checkbox"/>	
10 P F							
10 P F	(4)	Information on opportunities to purchase renewable energy from local utilities or national green power providers and information on utility and tax incentives for the installation of on-site renewable energy systems.				<input type="checkbox"/>	
10 P F							
10 P F	(5)	Information on local and on-site recycling and hazardous waste disposal programs and, if applicable, building recycling and hazardous waste handling and disposal procedures.				<input checked="" type="checkbox"/>	
10 P F							
10 P F	(6)	Local public transportation options.				<input checked="" type="checkbox"/>	
10 P F							
10 P F	(7)	Explanation of the benefits of using compact fluorescent light bulbs, LEDs, or other high-efficiency lighting.				<input type="checkbox"/>	
10 P F							
10 P F	(8)	Information on native landscape materials and/or those that have low water requirements.				<input type="checkbox"/>	
10 P F							
10 P F	(9)	Information on the radon mitigation system, where applicable.				<input type="checkbox"/>	
10 P F							
10 P F	(10)	A procedure for educating tenants in rental properties on the proper use, benefits, and maintenance of green building systems including a maintenance staff notification process for improperly functioning equipment.				<input type="checkbox"/>	
10 P F							
10 P F	(11)	Information on the importance and operation of the building's fresh air ventilation system.	Mandatory per 902.2.1			<input checked="" type="checkbox"/>	
10 P F							

10 P F	11.1002.3	11.1002.3 Maintenance manual. Maintenance manuals are created and distributed to the responsible parties in accordance with Section 11.1002.0. Between all of the maintenance manuals, five or more of the following options are included.	1	2	2		
10 P F							
10 P F							
10 P F		(Points awarded per two items. Points awarded for non-mandatory items.)					
10 P F	(1)	A narrative detailing the importance of maintaining a green building. This narrative is included in all responsible parties' manuals.	Mandatory			<input checked="" type="checkbox"/>	
10 P F	(2)	A list of local service providers that offer regularly scheduled service and maintenance contracts to ensure proper performance of equipment and the structure (e.g., HVAC, water-heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).				<input type="checkbox"/>	
10 P F	(3)	User-friendly maintenance checklist that includes:				<input checked="" type="checkbox"/>	
10 P F	(a)	HVAC filters					
10 P F	(b)	thermostat operation and programming					
10 P F	(c)	lighting controls					
10 P F	(d)	appliances and settings					
10 P F	(e)	water heater settings					
10 P F	(f)	fan controls					
10 P F	(4)	List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.				<input checked="" type="checkbox"/>	
10 P F	(5)	Information on organic pest control, fertilizers, deicers, and cleaning products.				<input checked="" type="checkbox"/>	
10 P F	(6)	Instructions for maintaining gutters and downspouts and the importance of diverting water a minimum of 5 feet away from foundation.				<input checked="" type="checkbox"/>	
10 P F	(7)	Instructions for inspecting the building for termite infestation.				<input type="checkbox"/>	
10 P F	(8)	A procedure for rental tenant occupancy turnover that preserves the green features.				<input type="checkbox"/>	
10 P F	(9)	An outline of a formal green building training program for maintenance staff.				<input type="checkbox"/>	
10 P F	(10)	A green cleaning plan which includes guidance on sustainable cleaning products.				<input type="checkbox"/>	
10 P F	(11)	A maintenance plan for active recreation and play spaces (e.g., playgrounds, ground markings, exercise equipment).				<input type="checkbox"/>	
10 P F	11.1002.4	11.1002.4 Training of building owners. Building owners are familiarized with the role of occupants in achieving green goals. On-site training is provided to the responsible party(ies) regarding newly installed equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. These include:	Mandatory	8	8	<input checked="" type="checkbox"/>	
10 P F							
10 P F	(1)	HVAC filters					
10 P F	(2)	thermostat operation and programming					
10 P F	(3)	lighting controls					
10 P F	(4)	appliances operation					
10 P F	(5)	water heater settings and hot water use					
10 P F	(6)	fan controls					
10 P F	(7)	recycling and composting practices					
10 P F	(8)	Whole-dwelling mechanical ventilation system					
10 P F	11.1002.5	11.1002.5 Multifamily occupant manual. An occupant manual is compiled and distributed in accordance with Section 1002.0. [Points awarded for non-mandatory items.]	1 per 2 items	1	1		
10 P F	(1)	NGBS certificate	Mandatory			<input checked="" type="checkbox"/>	
10 P F	(2)	List of green building features	Mandatory			<input checked="" type="checkbox"/>	
10 P F	(3)	Operations manuals for all appliances and occupant operated equipment including lighting and ventilation controls, thermostats, etc.	Mandatory			<input checked="" type="checkbox"/>	
10 P F	(4)	Information on recycling and composting programs				<input type="checkbox"/>	
10 P F	(5)	Information on purchasing renewable energy from utility				<input type="checkbox"/>	
10 P F	(6)	Information on energy efficient replacement lamps				<input type="checkbox"/>	
10 P F	(7)	List of practices to save water and energy				<input type="checkbox"/>	
10 P F	(8)	Local public transportation options				<input type="checkbox"/>	
10 P F	(9)	Explanation of benefits of green cleaning				<input type="checkbox"/>	
10 P RF	11.1003 PUBLIC EDUCATION						
10 P RF	11.1003.1	11.1003.1 Public Education. One or more of the following is implemented:	2 Max	2	2		
10 P R	(1)	Signage. Signs showing the project is designed and built in accordance with the National Green Building Standard are posted on the construction site.	1			<input checked="" type="checkbox"/> TRUE	
10 P R	(2)	Certification Plaques. National Green Building Standard certification plaques with rating level attained are placed in a conspicuous location near the utility area of the home or, in a conspicuous location near the main entrance of a multifamily building.	1			<input type="checkbox"/>	
10 P R	(3)	Education. A URL for the National Green Building Standard is included on site signage, builder website (or property website for multifamily buildings), and marketing materials for homes certified under the National Green Building Standard.	1			<input checked="" type="checkbox"/> TRUE	
10 P RF	11.1005 INNOVATIVE PRACTICES						
10 P F	11.1005.1	11.1005.1 Appraisals. One or more of the following is implemented:					
10 P F	(3)	NGBS certification information or one of the Appraisal Institute Forms cited in (2) above is uploaded to a multiple listing service (MLS) or equivalent database so that appraisers can access it to compare property valuations.					
10 P F			2	2	2	Home Innovation makes key certification details available, but MLS organizations need to take affirmative action to ensure data is received and made publicly available. Contact us for more details.	