

Green Building Criteria

1. Site Management:

Make efficient use of solar exposure. A building's materials can reflect, transmit or absorb solar radiation making it important to choose design elements and materials that utilize solar energy in the most efficient way.

- 1-a.** Orient the building on an east-west axis with the common living spaces facing south or within fifteen degrees. (New Construction)
- 1-b.** Provide proper shading by preserving and/or planting trees on the East and West perimeters of the building.
- 1-c.** Provide proper shading with calculated roof overhangs or awnings in order to allow sunshine into the interior during winter months and obstruct sunshine during the summer. Overhangs also reduce needed maintenance of the building exterior.

Reduce heat gain through roof exposure while reducing the energy load on cooling systems.

- 1-d.** Properly install a radiant barrier between the roof surface and attic floor. Must be installed in conjunction with an air space making sure the radiant barrier is not in direct contact with another building material such as, insulation or roofing shingles.
- 1-e.** Install a light colored roof to reduce the absorption of heat.
- 1-f.** Use a metal roofing material.

Make use of renewable energies to reduce both utility costs and environmental impacts of energy production.

- 1-g.** Utilize active solar energy by installing Photovoltaic Panels that provide a minimum of 10 percent of a project's electrical demand
- 1-h.** Install solar water heating system for common hot water needs.

In low traffic areas use porous paved surfaces to assist on-site stormwater infiltration and reduce erosion.

- 1-i. Porous surfaces are well suited to use for footpaths, patios, and other common areas. For example, permeable concrete/pavement, brick, stone, gravel, other manufactured products.

Develop in pedestrian friendly locations that promote healthy life styles and alternate modes of transportation. (Urban areas)

- 1-j. Locate development site within walking distance of community services such as retail, grocery, healthcare, public transit stops.
- 1-k. Promote healthy lifestyles by providing secure bicycle storage and suitable paths that are ADA compliant, and provide a direct link from the development to the outside environment.
- 1-l. Promote Community development and self- sustainment by planning a community garden on-site.

2. Water Conservation:

Landscaping plan using drought-tolerant species, native plants, minimal lawn cover to conserve water and reduce the need for fertilizers and pesticides.

- 2-a. Xeriscape landscaping
- 2-b. Site appropriate lawns for example, play areas or recreational fields.
- 2-c. Create and implement a rainwater collection system with onsite retention for non-potable water reuse, irrigation.

Reduce utility costs and the strain on the fresh water supply by installing low-flow fixtures and water conserving appliances.

- 2-d. New Construction- install fixtures or appliances with the minimum specifications; 1.6 gallons-per-flush toilets, 2.0 gallons-per-minute showerheads, 1.5 gallons-per-minute kitchen faucets, .5 gallons-per-minute bathroom faucets, front-loading washing machines.
- 2-e. Rehab projects can most easily install faucet aerators.

3. Energy Efficiency:

By conserving energy tenants save money and enjoy increased comfort.

- 3-a.** Install Energy Star® lighting systems and appliances.
- 3-b.** Insulate all water lines hot and cold.
- 3-c.** Install properly sized hot water heaters to ensure efficiency.
- 3-d.** Install energy performance windows and doors that exceed 2003 IECC standards.
- 3-e.** Make use of natural light, daylighting interior areas reduce the need for electrical lighting.

4. Healthy Living:

Provide living spaces that enhance resident health by eliminating toxic materials and increasing the quality of air.

- 4-a.** Proper ventilation by means of operable windows and a properly sized HVAC system providing fifteen cubic feet per minute of fresh air per occupant.
- 4-b.** Seal air duct joints with duct mastic and fiberglass mesh to provide proper air pressure and high efficiency.
- 4-c.** All bathroom exhaust fans, range hoods (on all stoves), and dryer vents must vent directly to the outdoors in order to control moisture and other air contaminants.
- 4-d.** If carpet is used it must not be installed in high moisture areas including; entryways, bathrooms, kitchens, and laundry areas. Installation of carpet must be tacked down, cannot be glued.
- 4-e.** Install hard surfaced flooring in order to avoid the collection of dust and other allergens that occur in carpet, which lead to health risks of residents.
- 4-f.** Use certified Low-VOC (volatile organic compounds) materials such as paints, primers, sealants, and adhesives. Green Seal is an excellent resource.
- 4-g.** Use composite wood only if free of urea formaldehyde.

5. Building Plan and Materials:

The efficient use and reuse of materials along with a site construction plan reduces the environmental impact of building while also reducing the costs incurred.

- 5-a.** Develop and implement a construction waste management plan.
- 5-b.** Provide and implement an erosion and sedimentation control plan to keep the loss of topsoil and infiltration of sedimentation into the storm water system to a minimum.
- 5-c.** Use locally or regionally produced materials which boost the local economy and reduce transportation costs and environmental strain.
- 5-d.** Use salvaged, certified, or engineered wood to promote environmental consciousness and responsibility.
- 5-e.** Utilize salvaged materials.

Please refer to the Green Building Criteria Checklist to confirm compliance with the aforementioned guidelines. If building and design methods shown in the plans and specifications, for projects seeking points for green building, are not specific and apparent in relations to the green building criteria further documentation should be provided with the application in order to receive points.

| | | Check if committed | Check if additional Documentation is Provided | For MFA's Use |
|------------|--|--------------------|---|---------------|
| 1 | Site Management: 3 points | | | |
| | In order to be eligible for points in this category: All new construction projects must commit to 1-a, and at least four additional options from 1-b through 1-l. Acquisition/ Rehabilitation projects must commit to at least three options from 1-a through 1-l. | | | |
| 1-a | Building Orientation | | | |
| 1-b | Tree Shading | | | |
| 1-c | Building Structure Shading | | | |
| 1-d | Roofing- Radiant Barrier | | | |
| 1-e | Light Colored Roof | | | |
| 1-f | Metal Roof | | | |
| 1-g | Photovoltaic cells | | | |
| 1-h | Solar water heaters | | | |
| 1-i | Porous, paved surfaces | | | |
| 1-j | Close Proximity to Services | | | |
| 1-k | Promote Alternative modes of transportation | | | |
| 1-l | Community Garden | | | |
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| 2 | Water Conservation: 3 points | | | |
| | All projects must commit to at least three options from 2-a through 2-e in order to be eligible for points in this category. | | | |
| 2-a | Xeriscape landscaping plan | | | |
| 2-b | Minimal lawn cover | | | |
| 2-c | Rainwater collection | | | |
| 2-d | Low-flow fixtures/ appliances | | | |
| 2-e | Rehab projects install aerators | | | |
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| 3 | Energy Efficiency: 3 points | | | |
| | All projects must commit to at least three options from 3-a through 3-e in order to be eligible for points in this category. | | | |
| 3-a | Energy Star® lighting and appliances | | | |
| 3-b | Insulate all water lines | | | |
| 3-c | Install properly sized hot water heaters | | | |
| 3-d | Energy performance windows and doors | | | |
| 3-e | Daylighting | | | |
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| 4 | Healthy Living: 3 points | | | |
| | In order to be eligible for points in this category: New Construction projects must commit to at least five options from 4-a through 4-g. Acquisition/Rehabilitation projects must commit to at | | | |

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| | least three options from 4-a through 4-g. | | | |
| 4-a | Proper Ventilation | | | |
| 4-b | Sealed air ducts | | | |
| 4-c | Exhaust fans | | | |
| 4-d | Carpet in appropriate areas only, tacked down | | | |
| 4-e | Hard surfaced flooring | | | |
| 4-f | Low VOC materials | | | |
| 4-g | Composite wood free of formaldehyde | | | |
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| 5 | Building Plan and Materials: 3points | | | |
| | All projects must commit to at least three options from 5-a through 5-e in order to be eligible for points in this category. | | | |
| 5-a | Construction waste management plan | | | |
| 5-b | Erosion control plan | | | |
| 5-c | Local/ regional materials | | | |
| 5-d | Salvaged/Certified/Engineered wood | | | |
| 5-e | Use Salvaged Materials | | | |
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