



Green Communities 2026 RFP for Development of Green Building Tools

Questions & Answers

General Questions

1. Is there a page limit or expectation for the individual proposals?

There is no page limit expectations for responses to this RFP.

2. Is Enterprise requesting fixed fee proposals or will the work be billed hourly?

Enterprise will establish a fee structure with selected vendors based on agreed upon scopes-of-work and schedule. Formal scopes-of-work, project schedules and budgets will be negotiated upon individual vendor selection.

3. What is Enterprise’s review process for approving the new tools? For example, will they be submitted for public comment?

During the development of tools, we may elect to share a draft version with trusted development partners to test for usability and clarity. We do not anticipate a public comment period for all tools, however, applicants are welcome to suggest a public comment period in their proposed approach to tool development as they see fit.

4. Should the scope include tool revisions after they are issued by Enterprise?

No, not at this time.

5. For the specifications in B & C, and Materials screening tools, what kind of information are you looking for in the outline of proposed content given that they aren't manual or narrative type tools. For example, are you looking for functionalities that could be offered?

Please use the “outline of proposed content” section to provide insights into the structure, functionality, and subject matter of the final product that you are proposing. Please ensure this outline responds to the details described in the scope (whether for product A, B, C, D, etc).

A. 2026 Criteria Cost Survey

- 1. Does Enterprise have access to subscription-based cost estimating databases (e.g., RS Means or comparable), and if so, could a contractor access cost estimating data via this subscription for the purpose of conducting this task?**

Enterprise does have access to a RS Means account. However, according to our organizational policies, a third party would not be able to utilize this account for the purpose of conducting this task.

B and C: B. 2026 Criteria Single Family Specifications & C. 2026 Criteria Multifamily Specifications

- 1. Has Enterprise received feedback on the model specifications developed for the 2015 EGC for single family and multifamily projects? We are interested in any stakeholder feedback that might influence the approach for deliverables B and C.**

We have received general feedback that the specifications are very useful for teams, translating the content of the Green Communities Criteria into actionable guidance for design teams, general contractors, and trades. The specs have been included in public bid packages to guide submissions for projects, have been edited by project teams to reflect their specific selection of green criteria, and have been a key tool for project teams and stakeholders to adopt and implement Green Communities Criteria into their working documents and accountability plans.

- 2. Is the Multifamily Spec Companion matrix available to review? The link on this webpage seems to be broken.**

Please see the matrices linked here:

Single Family Specifications Comparison Matrix:

<https://www.greencommunitiesonline.org/sites/default/files/2015-criteria-single-family-spec-companion-matrix.xlsx>

Multifamily Specifications Comparison Matrix:

https://www.greencommunitiesonline.org/sites/default/files/mf_matrix_2015_final.xlsx

- 3. Under Deliverables B and C, is the contractor expected to also update the Excel-based companion matrix resources?**

Yes, we would like the vendor to update the excel-based companion matrix resources as well. Though, applicants may propose alternative formatting or a refreshed approach to this matrix-version.

- 4. For Deliverable B (single family specifications update), is it expected that the contractor would update the “Scopes of Work” tool as well? This tool is referenced in the MasterSpec Word document and links back to it.**

No, not at this time.

- 5. Is the spec package specifically only for rehabs?**

No, not specifically and exclusively. The project teams that most often request these documents are those undergoing a rehabilitation but we see them as transferable and helpful for new developments as well.

- 6. For the specifications, please confirm that content provided for technical sections (Divisions 2 on) is limited to language supporting the submittals and requirements of the Green Communities criteria, not full technical specifications for green features like a PV spec or spec for heat pump water heating.**

Yes, that is a correct understanding of what is being requested in this RFP for the specifications (B / C).

- 7. Would you be open to combining the spec package into one document?**

Yes, so long as it’s clear when specifications are written for single family, and multifamily or some subset of those classifications.

- 8. If you would like two packages, would it be possible to do multifamily and single family packages rather than a single family/low rise multifamily and mid/high rise multifamily?**

Yes, it would be acceptable to organize the specifications in the manner described.

D. Submittal Tool for Energy & Ventilation Verification

- 1. Does Tool D include alterations of the ZOT planning document itself or just reporting on the fields in that document?**

We do not anticipate that Tool D will include any substantial alternations of the ZOT planning document itself. However, the ZOT planning template may be modified if necessary based on consultant’s review of the document for clarity, accuracy and functionality, and should be incorporated into the overall workbook for this submittal. Ideally, building and energy use information input in the workbook would be

streamlined such that data fields in the ZOT planning document (including but not limited to building size, emissions, fuel sources etc.) correspond to these same data fields elsewhere in the workbook where those occur for demonstrating compliance with other criteria.

2. For Scope D: How much information are you looking to collect in the spreadsheet? Are you looking for photo documentation or just data entry?

Just data entry. The intent of this tool is to reduce duplicative data entry by project teams and to clarify compliance with all of the requirements associated with the criteria listed in the RFP for this scope item. Our aspiration for a single tool, rather than for separate tools for each of the criteria referenced in this scope, is to improve the experience for project teams and review staff.

Space for photos or other media is not needed.

3. Our firm is planning to submit a proposal for 'D. Submittal Tool for Energy & Ventilation Verification' and we would like to get more clarity on the scope of work involved in the 2026 criteria. We had some difficulty tracking down the requirements of each of the criteria listed (copied below), as there is not direct alignment with the 2020 Criteria: 5.1 Energy Planning, 5.2a Building Performance New Construction, 5.2b Building Performance Rehabilitation, 5.3 Advanced Building Performance, 5.5 Peak Demand Control, 5.7 Renewable Energy, 7.5 Clean Air: Ventilation. Is a draft of the EGC 2026 available, or would we be able to see the language for sections relevant to the tool?

Please see current drafts of relevant criteria requirements at the end of this document; minor changes may be made before year end.

4. The RFP states.... “Across these criteria, there’s a need to update the current calculator for projects to use, following the ASHRAE, ERI, and prescriptive certification pathway, as well as updating and incorporating the ASHRAE model cover sheet and our sampling protocol.” Is the current ASHRAE model cover sheet available in the currently posted 5.1a or 5.1b templates?

Yes, the ASHREA model cover sheet is the “ASHRAE report” tab within the current 5.1a and 5.1b templates.

E. Submittal Tool for Material Screening (6.1) and Material Selection (6.4)

1. Will Enterprise make any substantive changes to either criterion (6.1 or 6.4) before the final version is released?

There were substantial changes to Criterion 6.1 after a draft for public comment was released in August. Criterion 6.1 Material Screening has changed to focus exclusively on the review of product categories with material health and carbon evaluation tools. The final requirements of criterion 6.1 Material Screening are included at the end of this file.

Changes were made to Criterion 6.4 Material Selection (note: this criterion was numbered as 6.5 in the Public Comment version) between the draft for public comment version and the final version but the overall purpose and requirements remain similar, with a few options added or removed across categories and product types. Refer to the end of this file for the requirements of that criterion.

2. The 6.1 Material Screening criterion requires an Enterprise-approved training. Should the Submittal Tool include a training module (i.e., PowerPoint or equivalent) on how to improve material selection? If not, what tool deliverable is expected?

The final version of Criterion 6.1 Material Screening no longer has a requirement to complete an Enterprise approved training. Thus no deliverable is expected for training. See the answer for the previous question for specific language contained within the final version of this criterion.

3. For the 6.4 Material Selection tool, does Enterprise prefer a relatively simple upgrade to the equivalent 2024 tool? Or should the proposal include Excel features to improve the user experience?

The 2024 tool may be used as a guide for the tool for the 2026 Criteria. However, the tool must be updated to reflect the material selection guidance within the 2026 Criteria and to ensure effective and accurate use by end users. Suggestions to improve the user experience are very welcome.

The existing tool was built to support partners certifying to the 2020 Green Communities Criteria – supporting them in documenting certification compliance for criterion 6.4 Healthier Material Selection and 6.5 Environmentally Responsible Material Selection. The new tool will have a similar purpose and functionality but for material selection criteria within the 2026 Criteria – the tool will help support partners in demonstrating their achievement of material selection criteria and certifying their projects to the 2026 Criteria.

Because the material selection criteria have changed between the 2020 and 2026 versions of the program, the tool will need to change as well. Ease of use is a priority. No specific additional features are required, although we welcome suggestions from applicants.

As this new tool is intended to link together 6.1 Material Screening and 6.4 Material Selection, the tool will likely need to be reconsidered in terms of its organization, and presentation, as well as the technical specifics of those two criteria. However, we do not expect additional use cases. Please refer to the RFP for more details.

F. Operations, Maintenance and Resident Engagement Tools

1. What is the desired file format for this deliverable?

The resources developed for *F. Operations, Maintenance and Resident Engagement Tools* could be delivered in a format that would allow for easy editing by end users. Any combination of .doc, .docx, .xls, and .pdf would be appropriate depending on material/format.

2. For the Manuals in F - Does Enterprise want to use existing graphic style with updated content, and updated graphics where needed? If so, what will Enterprise provide for original files to work with?

As noted in the RFP, we will share the Enterprise brand guidelines with awardees to ensure that each deliverable reflects Enterprise's visual identity.

For the manuals associated with criteria 8.1 and 8.3, please consider the manual templates that are publicly available for the 2020 Criteria (and linked within the RFP) as the original files; no other original files will be shared. For the manual associated with Criterion 8.2, please refer to Enterprise's Business Continuity Toolkit for source material; this is linked within the RFP.

These tools are intended to be customized and updated by owners/operators – thus the formatting and graphic styles of the templates should focus on simplicity and clarity of content. Updating the content is a higher priority than updating the graphic style, for these deliverables.

3. Is Enterprise interested in or looking to update the graphic style across the manuals?

As noted in the RFP, we will share the Enterprise brand guidelines with awardees to ensure that each deliverable reflects Enterprise's visual identity.

Ideally, all three of these manuals (8.1 Building Operations and Maintenance Manual; 8.2 Emergency Management Manual 8.3 Resident Manual) should have a consistent graphic style that makes them feel complimentary. As noted above, these tools are intended to be customized and updated by owners/operators – so the formatting should focus on simplicity and clarity of content.

Please see current drafts of relevant criteria requirements below; minor changes may be made before year end.

Criterion 5.1 Energy Planning

REQUIREMENTS

Complete a Zero Emissions Over Time (ZOT) plan demonstrating how the project will eliminate scope 1 and scope 2 emissions within 20 years of its certification to the 2026 Green Communities Criteria. If the local municipality requires your project to reach zero emissions in a similar timeline, your ZOT timeline can match those local requirements.

Criterion 5.2a Building Performance: New Construction

REQUIREMENTS

Certify all buildings with residential units in the project through the ENERGY STAR Residential New Construction Program, using ENERGY STAR Multifamily New Construction (MFNC), ENERGY STAR Manufactured Homes, and/or ENERGY STAR Certified Homes, as relevant. The ERI, prescriptive, and ASHRAE paths included in these programs are all acceptable. Use the appropriate specification version of ENERGY STAR with respect to the project's construction typology, permit date, and location.

Criterion 5.2b Building Performance: Rehabilitation

REQUIREMENTS

All project teams must engage a qualified energy rater to verify achievement of the following requirements:

- **Select a compliance option:** Demonstrate energy efficiency through either the Energy Rating Index (ERI) option or the ASHRAE option described below. Projects in Colorado in Climate Zone 5 may follow a pathway administered by Energy Outreach Colorado in lieu of the ERI or ASHRAE options. Projects in California must, as described below, use the state's Building Energy Efficiency Standards and associated regulations to comply with the ERI or ASHRAE option.

- **Test HVAC performance:** For all HVAC systems, whether new or existing, that will be used post-retrofit, complete and pass testing via the National HVAC Functional Testing Checklist, ENERGY STAR Multifamily New Construction Version 1.1. This guidance applies to all HVAC systems in multifamily and single-family properties. For properties with more than one HVAC system, project teams may follow the sampling guidance as written on the checklist for all newly installed systems; 100% of all existing systems must be tested and must pass.
- **Size and select HVAC equipment:** Any newly installed HVAC equipment must perform in accordance with either 1) the Air Conditioning Contractors of America (ACCA) Manuals J and S **OR** 2) the most recent ASHRAE Handbook—Fundamentals available at time of specification.
- **Ensure airtight performance:** Compartmentalize dwelling units from air infiltration.
 - » *Substantial rehabs:* Air infiltration should be no greater than 0.30 CFM50/sfbe.
 - » *Moderate rehabs and substantial rehabs with historic designation:* Projects may choose to meet either 1) a .40 CFM50/sfbe compartmentalization target following procedures in ANSI/RESNET/ICC Std. 380 **OR** 2) a 20% improvement of CFM50/sfbe compared to pre-retrofit condition. A combination of these targets may be used at the project team's discretion (some dwelling units complying with the .40 CFM50/sfbe target and others complying with the 20% improvement target).
- **Install thermal insulation:** For any insulation installed as part of the rehab, achieve Grade I installation per ANSI/RESNET/ICC 301 Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index (Standard 301). Grade II batts are permitted to be used in floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance **AND** the only defect preventing the insulation from achieving Grade I is the compression caused by the excess insulation.
- **Install efficient lighting:** Ensure at least 90% of permanently installed lights are LEDs.
- **Install efficient appliances:** For any appliances provided, ensure that clothes washers, dishwashers, and refrigerators are ENERGY STAR certified.

Note: Unless otherwise noted in Criterion 5.2b Building Performance: Rehabilitation, sampling to perform visual inspections and to verify airtightness in rehabilitation projects is permitted as follows:

- To establish a baseline infiltration rate, 5% of all units in the building must be tested. If results are inconclusive or highly variable, additional units should be sampled at the discretion of the project's qualified energy rater.
- Final infiltration testing and visual inspections must be completed on a minimum of 10% of all units within the building. If results are inconclusive or highly variable, additional units should be sampled at the discretion of the project's qualified energy rater.
- A sample of units should include a cross section of unit types, orientations, and locations (i.e. top, bottom, middle, corner, etc.) within the building.
- Unit types should be determined in accordance with ANSI/RESNET/ICC 301 Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index (Standard 301).

Option 1: Energy Rating Index

For each dwelling unit in the project, achieve an Energy Rating Index (ERI) score of 80 or less.

Exception: Each dwelling unit of a building built before 1980 and undergoing moderate rehab is eligible for certification with an ERI score of 90 or less.

Any method or strategy, except for on-site power generation, may be implemented to satisfy the targeted minimum energy performance. The ERI shall be calculated using the most recent available version of ANSI/RESNET/ICC 301, Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units, including all addenda and normative Appendices. For projects in California, the ERI value shall be calculated by a method approved by the California Energy Commission.

Option 2: ASHRAE 90.1

Demonstrate that the energy performance of the completed project will be equivalent to or better than ASHRAE Standard 90.1-2013—Energy Standard for Sites and Buildings Except Low-Rise Residential Buildings, using an energy model created by a qualified energy services provider according to Appendix G of 90.1-2016. On-site power generation may not be included as a strategy for meeting this building performance target. Projects may use a “fuel-neutral” compliance tool to allow the baseline building to be modeled as all electric. Projects in California must use the version of Title 24 under which the project is permitted in lieu of ASHRAE 90.1 to achieve the targeted minimum energy performance.

Criterion 5.3 Advanced Building Performance

REQUIREMENTS

Select one of the following options.

Option 1: Performance above mandatory requirement

Projects following an ENERGY STAR prescriptive path for Criterion 5.2a are not eligible for points from this option as they are not able to demonstrate compliance.

Design and construct a building that is projected to be more energy efficient than what is required of the project by the applicable mandatory performance criterion—5.2a for new construction or 5.2b for substantial and moderate rehabs. These additional reductions in energy use must be captured by energy conservation measures associated with improved building component systems and not through the addition of on-site power generation.

If following the ERI path for 5.2a or 5.2b compliance:

- ERI score at least five lower than required [1 point]
- Each additional two-point decrease in ERI score [1 point]

If following the ASHRAE path for 5.2a or 5.2b compliance:

- 5% greater efficiency than required [5 points]
- Each additional 1% greater efficiency, up to 14% greater efficiency than required by the project for 5.2a or 5.2b [5 points]

OR

Option 2: Advanced building certification

Certify each building in the project to one of the following standards:

- DOE Efficient New Homes Program (formerly Zero Energy Ready Homes, or ZERH) [12 points]
- ENERGY STAR NextGen [12 points]
- Passive House International (PHI) certifications including Classic, Plus, Premium, LEB, and EnerPHit [16 points]
- Phius certifications including CORE, ZERO, and REVIVE [16 points]

Proof of certification with any of these programs will also suffice for compliance with the applicable mandatory performance criterion—5.2a for new construction or 5.2b for substantial and moderate rehab.

If the project is unable to provide that proof of certification at postbuild, the project will not be eligible for points under Criterion 5.3 Advanced Building Performance, and the project must demonstrate compliance with Criterion 5.2a or Criterion 5.2b in order to be eligible for certification. Some exceptions to this apply to projects pursuing the PHI and Phius certifications; refer to certification guidance for details.

OR

Rehabilitation

Option 3: Deep energy retrofit

Demonstrate significant energy savings via the ERI or ASHRAE pathway as compared to the requirements of Criterion 5.2b Building Performance: Rehabilitation. Reductions in energy use must be captured by energy conservation measures associated with improved building component systems and not through the addition of on-site power generation.

If following the ERI path for 5.2b compliance:

- Substantial rehabs must achieve an ERI score of 65 or less. Moderate rehabs must achieve an ERI score of 75 or less. [14 points]

If following the ASHRAE path for 5.2b compliance:

- Compared to Criterion 5.2b Option 2: ASHRAE 90.1, substantial rehabs must achieve at least 15% greater efficiency and moderate rehabs must achieve at least 10% greater efficiency. [14 points]

Criterion 5.5 Peak Demand Control

REQUIREMENTS

Option 1: Hot-water thermal storage and control

Design or specify a hot-water system with sufficient capacity, storage, and control capability to meet hot-water demand from storage alone during the region's peak hours (ex: 4 p.m. to 9 p.m. and 5 a.m. to 8 a.m.).

Provide Ecosizer or an equivalent sizing calculation to show the sizing assumptions and peak-shifting potential. Include the specifications for the control interface and operating instructions in the operations manual. [8 points]

OR

Option 2: Residential demand management

Adopt a strategy for demand management of in-unit residential electrical loads. To be eligible for this option, provide evidence that 50% or more of residents are participating in a utility-managed or building-managed demand-response program. [8 points]

Criterion 5.7 Renewable Energy

REQUIREMENTS

Install photovoltaic (PV) panels or another electricity-generating renewable energy source such as wind, a clean thermal-energy network, hydroelectric, or geothermal (not the same technology as ground-source heat pumps). The renewable energy may be owned and produced on-site or off-site if the associated renewable energy certificates (RECs) are retained or retired by the building owner.

Alternatively, the energy may be procured from a renewable source, such as community solar, virtual power purchase agreements, or Green-E-certified RECs.

Option 1: Direct ownership of renewables

Prioritize direct ownership of renewables by following one or more of the strategies below:

- **Strategy A:** Install on-site PV equivalent to covering at least 50% of usable roof space. The PV can be anywhere on the property, including but not limited to rooftops, parking lots, side lots, canopies, or garages. [10 points]

OR

- **Strategy B:** Install on-site geothermal energy meeting at least 30% of total building site energy use. [10 points]

OR

Earn points under Strategy A and/or Strategy B and combine with community solar or another type of contract to procure community renewable energy to offset at least 15% of total building site energy use. [1 additional point]

OR

Option 2: Procurement of community renewable energy

Procure community renewable energy (solar, wind, etc.) to offset at least 15% of total building site energy use. [8 points]

OR

Option 3: Procurement of off-site renewable energy

Procure renewable energy equivalent to at least 15% of total projected site energy use, either through direct purchase or through the purchase of renewable energy credits.

- **Direct purchase:** Procure renewable energy equivalent through a minimum 10-year contract. [7 points]

Earn an additional point if:

- Procured renewable energy includes time-matched or time-aligned renewable energy [1 point]

AND/OR

- Renewable energy originates within the same e-grid region [1 point]

OR

- **Purchase of renewable energy credits:** Procure voluntary Green-E-certified renewable energy credits from a location where there are no mandated Renewable Portfolio Standard or community energy programs. [7 points]

Notes for all options:

- Document how much renewable energy will be provided.
- To achieve Certification+ Zero Emissions, total clean-energy sources for the project must meet or exceed the site energy use of the property.

Criterion 6.1 Product Category Screening

REQUIREMENTS

During the concept or schematic design phase, project teams must perform a screening exercise—a high-level review of product categories—to understand the embodied carbon and material health implications of their initial product selections. This step is intended to inform project teams' design decisions, not to finalize product selections.

To perform the screening, complete all of the following [4 points]:

- Select at least three product categories to screen for embodied carbon and at least three product categories to screen for material health from the product category lists below. Categories should align with materials most likely to be used in the project, prioritized by volume.
- Select at least one screening resource to evaluate materials for their embodied carbon impacts and one screening resource to evaluate materials for potential health impacts.
- Use the Green Communities Product Category Screening Template to document the screening results for the project's initial material health and embodied carbon impacts and, if applicable, identify opportunities to avoid the worst impacts from products by shifting to those with lower embodied carbon and/or with lower risk of potential negative health impacts.
- Share the screening results with appropriate team members, including designers, general contractor, relevant trades, and sustainability consultants.
- Ensure team members consider the screening results when selecting products, writing specifications, and procuring products and materials.

1. Embodied carbon screening

Choose at least three of the following product categories to screen for embodied carbon:

- Cladding, exterior wall
- Concrete
- Flooring
- Gypsum
- Insulation
- Steel
- Wood, composite
- Wood, non-composite

Use at least one of the following resources to screen the selected product categories for their impacts related to embodied carbon. Evaluate the products categories' global warming potential (GWP) assuming a project use of 60 years; prioritize percentage reduction in kgCO₂e/m²:

- Embodied Carbon in Construction Calculator (EC3)
- BEAM Estimator
- Kaleidoscope: Embodied Carbon Design Tool
- ZeroGuide
- C.Scale
- Athena Impact
- Tally
- Carbon Designer 3D (CD3D) by One Click LCA
- Common Materials Framework (CMF) climate health impact area

2. Material health screening

Choose at least three of the following product categories to screen for material health:

- Adhesives and sealants, wet-applied interior)
- Cladding, exterior wall
- Flooring
- Insulation
- Paint, interior
- Wood, composite

Use at least one of the following resources to screen the selected product categories for their impacts related to human health. Evaluate the product categories for specific substances of concern and prioritize avoidance or removal of these substances.

- Common Materials Framework (CMF) human health impact area
- Habitable's Informed product guidance and benchmarking tools

Criterion 6.4 Advanced Material Selection

REQUIREMENTS

Use products that comply with the specifications below.

Notes for all product categories:

- Percentages of installed quantities are by cost or volume within the product category, except where existing materials are preserved or repaired.
- “CDPH Standard Method” refers to the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources using Environmental Chambers, version 1.2, from the California Department of Public Health.
- PFAS, commonly known as “forever chemicals,” are per- and polyfluorinated alkyl substances; they are common coatings on consumer products, including food containers. In construction, they are often used on textiles, window treatments, and exteriors to repel dirt and stains.

Adhesives and sealants, wet-applied interior

Mandatory

Ensure that, for at least 80% of adhesives and sealants applied inside the air barrier:

- **VOC content** is less than or equal to the thresholds provided by the most recent version of South Coast Air Quality Management District (SCAQMD) 1168 available at the time of product specification.
- **VOC emissions** are verified as meeting the CDPH Standard Method for the school or residential scenario.

Cladding, exterior wall

Optional

If not preserved or repaired existing cladding, 100% of exterior wall cladding is expanded cork board, natural wood (including heat treated), bamboo, engineered wood, thin brick, natural stone, ceramic/terra cotta, lime plaster, or fiber cement. [2 points]

Concrete

Optional

Use the most recent Carbon Leadership Forum North American Material Baselines report or current, regional industry-average environmental product declarations (EPDs) to determine typical impact values per concrete strength class in the property’s location. Provide a product-specific EPD for at least 90% of newly installed concrete, demonstrating global warming potential (GWP) that is either:

- 20% lower than the regional average [3 points]
- No higher than the regional average [2 points]

Flooring

Mandatory

Implement Option 1: Best-in-class flooring standards or Option 2: Minimum flooring standards below. Points are available for selecting Option 1 OR for going beyond the minimum standards in Option 2.

Option 1: Best-in-class flooring standards

A minimum of 90% of all flooring is a combination of 1) repaired existing floor, 2) linoleum, 3) solid wood flooring that is FSC-certified or salvaged wood, 4) pre-finished engineered wood or bamboo, 5) pre-finished cork (excluding rubber/cork composite), 6) no floorcovering (e.g., concrete or CLT structural slab without a finish or sealer) or 7) ceramic/porcelain tile (no added lead). [4 points]

OR

Option 2: Minimum flooring standards

- All flooring products are either an inherently nonemitting source of VOCs (such as unfinished stone or porcelain tile) or have VOC emissions verified as meeting the requirements of the CDPH Standard Method for school or residential scenarios. [1 point]

- No carpet may be installed in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, or utility rooms. Walk-off mats manufactured especially for that purpose are acceptable at entryways. [1 point]
- None of the below may be installed:
 - » Flexible PVC with phthalates (in either vinyl flooring or carpet backings)
 - » Rubber or rubber-cork flooring made with tire-derived crumb rubber
 - » Carpet with intentionally added PFAS stain-repellant treatments
- Fluid-applied finish floors may be installed only in spaces that are not regularly occupied, such as mechanical rooms. [1 point]

Optional

- Project teams implementing Option 2: Minimum flooring standards may also select any, all, or none of the below for points:
- All flooring adhesives, coating, and sealants, whether pre-applied or site-applied, do not contain PFAS. Site-applied flooring adhesives, coatings, and sealants meet CDPH Standard Method emission requirements and do not contain epoxy or polyurethane.
- No carpet is installed anywhere in the project.
- No vinyl flooring is installed anywhere in the project.

Gypsum wallboard

Optional

At least 60% of all newly installed interior gypsum wallboard is lightweight gypsum board AND meets CDPH Standard Method emission requirements. [2 points]

Insulation

Mandatory

Implement Option 1: Best-in-class insulation standards, Option 2: Intermediate insulation standards, or Option 3: Minimum insulation standards below.

Points are available for selecting Option 1 or Option 2. [3 or 5 points]

Option 1: Best-in-class insulation standards

At least 75% of all newly installed above-grade insulation (exterior and interior) is bio-based, such as wood fiber, hemp fiber, cellulose or cotton, hempcrete, or straw. All other insulation meets the minimum requirements in Option 3.

Option 2: Intermediate insulation standards

At least 90% of all newly installed above-grade insulation (exterior and interior) is bio-based (acceptable materials are listed in Option 1), fiberglass batts, formaldehyde-free mineral wool batts, and/or unfaced fiberglass or mineral wool boards.

Option 3: Minimum insulation standards

- Mineral wool batt insulation, if used, is formaldehyde free.
- Two-part spray polyurethane foam may be used in limited scope only to establish a sealed air barrier if no other viable material options are available.
- Foam insulation, if used, has blowing agents with low global warming potential (GWP150).

Paint and other coatings, interior wet-applied**Mandatory**

Implement Option 1: Best-in-class paint and coating standards, Option 2: Intermediate paint and coating standards, or Option 3: Minimum paint and coating standards below.

Points are available for selecting Option 1 or Option 2. [2 or 4 points]

Option 1: Best-in-class coating standards

At least 50% of all paints are mineral paint, such as lime or mineral silicate, and 90% of the remaining portion of paints, coatings, and primers meet the requirements of Option 3: Minimum coating standards.

Option 2: Intermediate coating standards

At least 90% of interior paints, coatings, and primers are free of PFAS and alkylphenol ethoxylates (APEs) and meet the requirements of Option 3: Minimum paint and coating standards. Mineral paints are exempt from documentation.

Option 3: Minimum coating standards

Ensure that, for 90% of all interior paints, coatings, and primers:

- **VOC content** is less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification.
- **VOC emissions** are verified as compliant with CDPH Standard Method for school or residential exposure scenarios.

Steel**Optional**

Implement either Option 1 or Option 2 below.

Option 1: Best-in-class steel standards

Specify 100% steel produced by electric-arc furnace, and/or with at least 90% recycled content, instead of by blast furnace or basic oxygen furnace. [4 points]

Option 2: Intermediate steel standards

For 75% of steel deck and cold-formed steel framing AND For 75% of structural steel, specify products with global warming potential (GWP) at least 20% lower than baseline as indicated in the most recent Carbon Leadership Forum North American Material Baselines report. [3 points]

Wall coverings**Mandatory**

Do not install wall coverings that contain vinyl.

Wood, composite

Mandatory

Formaldehyde emissions must be less than or equal to the thresholds provided by California Air Resources Board (CARB) Phase II Composite Wood Products Airborne Toxic Control Measure and/or Toxic Substances Control Act (TSCA) Title IV for all hardwood plywood, particleboard, medium-density fiberboard (MDF), and these materials within other products (e.g., cabinets and doors).

Optional

In addition, teams may also select either, both, or none of the below. [2 or 3 points]

- All composite wood products are certified to have no added formaldehyde (NAF).
- At least 50% of composite wood installed as part of the project is certified to the Forest Stewardship Council (FSC) standard.

Wood, noncomposite

Optional

At least 50% of noncomposite wood installed as part of the project is certified to the Forest Stewardship Council standard. [2 points]

Criterion 7.5 Clean Air: Ventilation

REQUIREMENTS

For each dwelling unit, install the following:

- A demand-controlled mechanical exhaust system in each kitchen per ANSI/ASHRAE Standard 62.2-2022—Ventilation and Acceptable Indoor Air Quality in Residential Buildings, sections 5 and 7. Alternatively, projects that achieve Option 2: Advanced building certification of Criterion 5.3 Advanced Building Performance may, provided there are no combustion-fueled appliances within the dwelling unit, use kitchen exhaust vented to the outdoors (e.g., a heat-or energy-recovery ventilator, or a ceiling-or wall-mounted fan) with a continuous rate of either 5 ACH or 25 CFM per Table M1507.3 of the 2009 International Residential Code. [4 points for moderate rehab]
- A mechanical exhaust system in each bathroom per ASHRAE 62.2-2022 sections 5 and 7. [4 points for moderate rehab]
- A whole-house mechanical ventilation system per ASHRAE 62.2-2022 sections 4 and 7, but excluding section 4.2; local exhaust airflow may be used for this system [4 points for moderate rehab]

For each property of four stories or more:

- A mechanical ventilation system for all hallways and common spaces per ANSI/ASHRAE Standard 62.1-2022—Ventilation and Acceptable Indoor Air Quality.
- For systems delivering 2,000 CFM or more of outside air, provide real-time air-volume measurements with data logging and alarms to indicate when flow varies by +/-15% of design value. [3 points for moderate rehab]

For all mechanical ventilation systems:

- Whether the ventilation equipment is new or existing, verify and test that all dwelling-unit ventilation systems operate as designed, with flow rates within +/-15 CFM or +/-15% of design value, whichever is smaller.
- For all new ventilation systems and associated ductwork, install per manufacturer's recommendations.
- Specify cleaning, sealing, balancing, and right-sizing of roof-top fans for all existing central ventilation systems and associated ductwork.
- Ensure mechanical exhaust ventilation systems terminate outdoors—not in attics or interstitial spaces. Recirculating fans do not satisfy the kitchen exhaust requirements.
- For fans serving individual bathrooms, install ENERGY STAR-labeled fans.
- If bathroom fans do not run continuously, install them with controls intended to ensure adequate run time.

Criterion 8.1 Building Operations & Maintenance Manual and Plan

REQUIREMENTS

Develop a comprehensive O&M manual. This manual may be compiled as a distinct manual or may be included within the developer's existing framework or manual for documenting and communicating operations and maintenance information about the property.

Regardless of the format, the O&M manual must include thorough O&M guidance for the property as well as an accountability process. The manual and any accompanying materials must be readily available and accessible to staff and must provide, at a minimum, information covering specifications, maintenance schedules, and any established contracted services and service providers for the property and dwelling units.

Specifically, the plan must include the following topics:

General topics:

- Location of mechanical, electrical, fuel, and water-system turnoffs
- A list of topics included in the emergency management manual (see Criterion 8.2) and where this manual is available
- Green cleaning product specifications and cleaning schedules

Topics for common spaces and/or dwelling units:

- HVAC systems
- Plumbing systems, including, if applicable, the Legionella water-management program developed per *Criterion 4.3 Water Quality*
- Electrical and lighting equipment
- Any common-space appliances and equipment, as applicable
- Landscaping and hardscaping
- Paint and other finishes that require regular updates
- Backup power systems

Other topics, if applicable:

- Any other specialized systems (e.g., solar photovoltaics, solar water heating, ground-source heating and cooling, cogeneration)
- Name and purpose of each community-portal application for sharing information between building personnel and residents
- A copy of the property's Zero Over Time plan (if the project is pursuing *Criterion 5.1 Energy Planning*) and guidance to refer to this plan for equipment replacement and capital planning
- Maintenance of active recreation and play spaces or other site amenities (e.g., playground equipment, ground markings, gardening spaces, seating)
- Type and location of any supporting tools for staff and residents (magnets, short informational videos, QR code stickers)

Criterion 8.2 Emergency Management Manual

REQUIREMENTS

Create a manual on emergency operations for O&M staff and other on-site personnel. This emergency manual may be compiled as a distinct manual or may be included within the developer's existing framework or manual for documenting and communicating key information about the property.

When an online community portal or other digital mechanism is available for sharing information with residents and building staff, ensure that this emergency guidance is easily accessible in those locations.

Regardless of the format, the manual must address responses to various types of emergencies, leading with those most likely to threaten lives and damage the property. It must also provide guidance for sustaining adequate housing throughout an emergency, including:

- A completed Building Readiness Report from the Enterprise Business Continuity Toolkit
- Communication plans and resources for staff and residents to use in the event of an emergency
- Contact information for property management, resident services, public utilities, and building insurance providers
- Building shutdown procedures, including appropriate steps for securing electrical and mechanical systems, on-site fuel sources, elevators, and the site perimeter
- A plan for regular testing of backup energy systems, if applicable

Criterion 8.3 Resident Manual**REQUIREMENTS**

Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of their homes' green features and practices. This guide may be compiled as a distinct manual or may be included within the developer's existing framework or manual for communicating information about the property to residents.

When an online community portal or other digital mechanism is used for sharing information with residents, ensure that this resident guidance is easily accessible in those locations.

Regardless of the format, the resident manual should encourage green and healthy activities and should raise awareness of green elements of the property that support resident health and quality of life.

A range of topics should be provided. Those topics must include, but are not limited to:

- A description of the Green Communities criteria included in the project that are particularly relevant to residents
- An overview of the emergency management manual (Criterion 8.2)
- Instructions for accessing online communication tools and bulletins, such as apps, portals, or other mechanisms for information sharing between residents and building operations and services, as applicable
- A routine maintenance plan, as applicable, that outlines the responsibilities of residents and maintenance staff and includes information for residents about reporting maintenance issues
- HVAC operation instructions and explanations of other systems that are part of the home
- Green cleaning guidelines
- Smoke-free building policy
- Location of electrical, mechanical, gas, and water shutoffs
- Recycling and other waste-management instructions
- Integrated pest management protocols
- Information on community connectivity, including public transportation, car-share and bike-share amenities, and other accessibility features
- Information on community gardens and other ways to access fresh food
- Energy and water consumption information, including how the property will collect and report utility data