

April 1, 2020

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County  
2100 Clarendon Boulevard, Suite 1000  
Arlington, Virginia 22201

G. Evan Pritchard

T 703.905.1415  
F 703.821.8949  
[GEPritchard@Venable.com](mailto:GEPritchard@Venable.com)

**RE: STATEMENT OF SUPPORT FOR 4.1 SITE PLAN**  
**PROPERTY: 1201 N VERNON STREET (RPC # 14-010-001)**  
**OWNER/APPLICANT: TOMAS EQUITIES, LLC**

Dear Ms. Vonhm:

This firm represents Tomas Equities, LLC, fee owner of the above-referenced Property located at 1201 N Vernon Street. On behalf of the Applicant, please accept this letter as a statement of support for a new 4.1 Site Plan to facilitate redevelopment of the Property.

By way of background, the Property is located at the northeast quadrant of the intersection of N Vernon Street and Washington Blvd. The Property consists of a single parcel with a site area of approximately 8,355 sf. The Property is designated for Low Residential (1-10 un/ac) use on the General Land Use Plan, and it is zoned to the “R-5” One-Family and Restricted Two-Family Dwelling District. The Property is not located within the boundary of a Sector Plan or special planning area, although it is adjacent to the northern boundary of the Ballston Sector Plan area. The Property is not subject to a site plan, use permit, or special zoning approval. The Property is currently improved with an existing single-family detached residence, which is currently vacant.

Pursuant to Section 5.7.3.B of the Zoning Ordinance, the Applicant proposes to redevelop the Property with a new two-family semi-detached residence. The proposed design features a single structure with two separate units having their own independent entrances and garage parking. The new building has been designed to reflect the character of surrounding residential development and to address the size, configuration, and location of the Property. Please refer to the enclosed drawings for additional information.

The Applicant’s proposal creates a unique opportunity to implement “missing middle” semi-detached housing that respects the character and scale of the surrounding neighborhood while still providing an appropriate transition for high- and medium-density uses located in the Ballston Sector Plan area to the south. Given the modest scale of the Applicant’s proposal, we respectfully requested expedited processing of this Site Plan application.

Ms. Arlova Vonhm  
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Please do not hesitate to contact me with any questions. As always, thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Evan Pritchard". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

G. Evan Pritchard

Enclosure

November 13, 2020

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County  
2100 Clarendon Boulevard, Suite 1000  
Arlington, Virginia 22201

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**RE: STATEMENT OF SUPPORT FOR 4.1 SITE PLAN  
PROPERTY: 1201 N VERNON STREET (RPC # 14-010-001)  
OWNER/APPLICANT: TOMAS EQUITIES, LLC**

Dear Ms. Vonhm:

This firm represents Tomas Equities, LLC, fee owner of the above-referenced Property located at 1201 N Vernon Street. On behalf of the Applicant, please accept this Modifications Letter in fulfillment of Administrative Regulation 4.1 Filing requirements. The Applicant requests the following modifications:

- Minimum Lot Area / Density. In order to facilitate construction of a two-dwelling semi-detached residence on the Property, the Applicant proposes to modify the 4,350 sf minimum lot area and lot area per dwelling unit standard (Zoning Ordinance § 5.7.3.B). While two-dwelling semi-detached residences are permitted by special exception site plan in the “R-5” Zoning District, the size of the Property falls short of the minimum Zoning Ordinance standard for this use by a *de minimus* amount. The proposed design has been carefully developed to ensure suitability for the Property and compatibility with the adjacent neighborhood. Further, the Applicant will coordinate with County staff, as needed, on potential community benefits designed to mitigate the proposed modification.
- Yard Setbacks. The Applicant proposes a modification for front and side yard setbacks (Zoning Ordinance § 3.2). The unique geometry of the rectilinear two-family dwelling situated on a corner lot necessitates encroachment into the setback areas. The building has been designed to complement the nearby townhouse developments, and is comparable in scale and design, which will mitigate the impact of any yard reductions.
- Parking. The Applicant proposes a modification for parking (Zoning Ordinance § 14). Due to site geometry and construction constraints, it is not possible to implement two (2)-car garages for each unit. The Applicant proposes a one (1)-car garage for each unit.

Ms. Arlova Vonhm  
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In addition to the above-referenced modifications, the Applicant proposes any other modifications that may be needed to facilitate the proposed development, as may be identified throughout the course of application review.

Thank you for your consideration of this request, and please do not hesitate to contact me with any questions. As always, thank you for your attention to this matter.

Sincerely,



G. Evan Pritchard

Enclosure

April 1, 2020

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**RE: BY RIGHT TABULATIONS**  
**PROPERTY: 1201 N VERNON STREET (RPC # 14-010-001)**  
**OWNER/APPLICANT: TOMAS EQUITIES, LLC**

Dear Ms. Vonhm:

This firm represents Tomas Equities, LLC, fee owner of the above-referenced Property located at 1201 N Vernon Street. Please find below a tabulation in chart form of the by-right development capacity of the above-referenced property and site plan development. The property is presently zoned to the "R-5" Zoning District. No rezoning is proposed as part of the Applicant's proposal.

<b>Zoning Classification</b>	<b>Site Plan Area</b>	<b>Density Permitted By-Right</b>	<b>By-Right Development Capacity</b>
R-5	8,355 sf 0.19 acres	8.712 un/ac (one-family detached)	1 unit
<b>Zoning Classification</b>	<b>Site Plan Area</b>	<b>Density Permitted By Special Exception</b>	<b>Special Exception Base Development Capacity</b>
R-5	8,355 sf 0.19 acres	10.013 un/ac (two-family semidetached)	1 unit

Thank you for your consideration of this request, and please do not hesitate to contact me with any questions. As always, thank you for your attention to this matter.

Sincerely,



G. Evan Pritchard

Enclosure

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**RE: COMMUNITY BENEFITS LETTER**  
**PROPERTY: 1201 N VERNON STREET (RPC # 14-010-001)**  
**OWNER/APPLICANT: TOMAS EQUITIES, LLC**

Dear Ms. Vonhm:

This firm represents Tomas Equities, LLC, fee owner of the above-referenced Property located at 1201 N Vernon Street. On behalf of the Applicant, please accept this Community Benefits Letter in fulfillment of Administrative Regulation 4.1 Filing requirements. The Applicant submits the following as a preliminary list solely to fulfill the Administrative Regulation 4.1 requirement with the understanding that the community benefits package is negotiated throughout the site plan process and not agreed upon at the time of application acceptance. The preliminary list of potential community benefits includes:

- New two-family semi-detached residence in close proximity to Ballston Metro Station area;
- Utility Fund contribution;
- Site improvements;
- Utility improvements;
- Public Art Contribution/Provision of On-Site Public Art attributable to new density;
- Affordable Housing Contribution attributable to new base density;
- Green Building/Sustainable Design;
- Increased real estate tax revenue; and
- Job Creation.

Ms. Arlova Vonhm  
Page 2

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G. Evan Pritchard

Enclosure

## Site Plan Specification Form

<b>STAFF ENTRY:</b>	
Assigned Site Plan Number	<b>TBD</b>
PDSP Phase Number	<b>N/A</b>
<b>APPLICANT ENTRY:</b>	
Form (Re)Submission Date	<b>2nd Preliminary Submission – November 13, 2020</b>
Project Title	<b>1201 N Vernon Street</b>
Project Location	<b>1201 N Vernon Street</b>
Parcel RPC Numbers	<b>14-010-001</b>
<b>DEVELOPMENT TEAM:</b>	
Applicant	<b>Tomas Equities, LLC</b>
Address (incl. zip code)	<b>c/o ARTA Development and Construction, 4936C Eisenhower Ave., Alexandria, VA 22304</b>
Telephone Number (daytime w/area code)	<b>703-370-1073</b>
Contact	<b>Tony Choi</b>
E-mail Address	<b>tony@artadc.com</b>
Fax #	
<b>APPLICATION MADE BY:</b>	
Name	<b>Tomas Equities, LLC, by Venable LLP</b>
Address (incl. zip code)	<b>8010 Towers Crescent Dr., Suite 300, Tysons Corner, VA 22182</b>
Telephone Number (daytime w/area code)	<b>703.905.1415</b>
Contact	<b>G. Evan Pritchard</b>
E-mail Address	<b>gepritchard@venable.com</b>
Fax Number	<b>703.821.8949</b>
<b>ATTORNEY:</b>	
Firm	<b>Venable LLP</b>
Address	<b>8010 Towers Crescent Dr., Suite 300, Tysons Corner, VA 22182</b>
Telephone Number	<b>703.905.1415</b>
Contact	<b>G. Evan Pritchard</b>
E-mail Address	<b>gepritchard@venable.com</b>
Fax #	<b>703.821.8949</b>
<b>ARCHITECT:</b>	
Firm	<b>Teass \ Warren Architects</b>
Address	<b>515 M Street SE, Suite 200, Washington, D.C. 20003</b>
Telephone Number	<b>202-683-6260</b>
Contact	<b>Charles Warren</b>
E-mail Address	<b>charles@teass-warren.com</b>
Fax #	



<b>ENGINEER:</b>	
Firm	<b>Walter L. Phillips</b>
Address	<b>207 Park Avenue, Falls Church, VA 22046</b>
Telephone Number	<b>703.532.6163</b>
Contact	<b>Karen White</b>
E-mail Address	<b>kwhite@wlpinc.com</b>
Fax #	<b>703.533.1301</b>
<b>LANDSCAPE ARCHITECT:</b>	
Firm	<b>N/A</b>
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
<b>LEED CONSULTANT:</b>	
Firm	<b>N/A</b>
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
<b>TRAFFIC CONSULTANT:</b>	
Firm	<b>N/A</b>
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
<b>ADDITIONAL CONSULTANT(S):</b>	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
<b>ADDITIONAL CONSULTANT(S):</b>	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	

		Square Feet	Acres
1.	A. Total Site Area		
	B. Site Area in Existing Zoning Districts		
	1. District   R-5	8,355	0.19
	2. District		
	3. District		
	4. District		
	5. District		
	C. Site Area in Proposed Zoning Districts		
	1. District   R-5	8,355	0.19
	2. District		
	3. District		
	4. District		
	5. District		
2.	Site Area Allocated for Density Purposes To: (Attach exhibit of site area allocation when necessary)		
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential	8,355	0.19
	E. Other		
3.	Floor Area Ratio (FAR) inclusive of requested density bonuses and exclusions (GFA divided by site area for density purposes [for mixed use districts, the allocated site area])		FAR
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential		N/A
	E. Other		
	Total		
4.	Dwelling Units Per Acre		10.52
5.	Hotel Rooms Per Acre		N/A

		Square Feet	
6.	Total Gross Floor Area (Before Exclusions)		
	A. Office Use		
	1. Building 1	n/a	
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	B. Retail Use		
	1. Building 1	n/a	
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	C. Hotel Use	Square Feet	# Rooms
	1. Building 1	n/a	n/a
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	D. Residential Use	Square Feet	# Units
	1. Building 1		2
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		2
	Affordable Housing Units	0	0
	E. Other		

7.	Total # of Parking Spaces – 2					
	A. Office Use	Standard	Compact	HC	Total	% Compact
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	B. Retail Use					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	C. Hotel Use					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	D. Residential Use					
	1. Building 1	2	0	0	2	0%
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	E. Other					
	<b>Total Parking</b>	2	0	0	2	0%

8.	Type of Parking	# of spaces		
	A. Structured – Above grade	2		
	B. Structured – Below grade	0		
	C. Surface	0		
9.	Parking Ratio			
	A. # of Spaces per Office GFA			
	B. # of Spaces per Retail GFA			
	C. # of Spaces per Hotel Rooms			
	D. # of Spaces per Residential	1 spaces / unit		
	E. # of Spaces per Other			
10.	Building Height			
	A. Average Elevation of the Site in feet above sea level	Refer to plans		
	B. Building Height in feet to Main Roof and Penthouse Roof			
	1. Office	Main Roof	Penthouse Roof	# Stories
	a. Building 1	n/a		
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1	n/a		
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1	n/a		
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			

10. (con't)			
4. Residential	Main Roof	Penthouse Roof	# Stories
a. Building 1	35' (max)	n/a	3
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
5. Other			
C. Building Elevation to Main Roof and Penthouse Roof (in feet above sea level)			
1. Office	Main Roof	Penthouse Roof	Stories
a. Building 1	n/a		
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
2. Retail			
a. Building 1	n/a		
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
3. Hotel			
a. Building 1	n/a		
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
4. Residential			
a. Building 1	322' (max)	n/a	3
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
5. Other			

10. (con't)			
	D. Slab-to-slab heights		
	1. Office	Height in Feet	
	a. Building 1	n/a	
	b. Building 2		
	c. Building 3		
	d. Building 4		
	e. Building 5		
	2. Retail		
	a. Building 1	n/a	
	b. Building 2		
	c. Building 3		
	d. Building 4		
	e. Building 5		
	3. Hotel		
	a. Building 1	n/a	
	b. Building 2		
	c. Building 3		
	d. Building 4		
	e. Building 5		
	4. Residential		
	a. Building 1	10' 4" (min.)	
	b. Building 2		
	c. Building 3		
	d. Building 4		
	e. Building 5		
	5. Other		

		Sq. Ft.	%
11.	Coverage and Percent Coverage	4,265	51%
12.	Dimensions of Yards or Setbacks from right-of-way (for townhouse projects)		# Feet
	A. Front		n/a
	B. Side		
	C. Side		
	D. Rear		
13.	Common Open Space (if required)		n/a
14.	Landscaped Area ("R-C", "C-O-A" and "C-R")		n/a
15.	Proximity to Metro Entrance (walking distance from main entrance to nearest station entrance) and proximity to regional and local bus service (walking distance from main entrance to bus shelter/ bus stop)		Apx. 0.5 miles
16.	Requested Zoning Ordinance Modifications of Use Regulations (for example, density, height, parking, setback, coverage, etc.)		
	A. Minimum lot area / density		
	B. Setbacks		
	C. Parking		
	D. Other modifications as may be needed to facilitate the proposed development		
17.	Requested Encroachment(s) and/or Vacation(s). Include plat(s) showing exact locations and types. Refer to civil drawings		
18.	# LEED Credits	Yes –	No –
			Maybe –
	Refer to Green Home Choice Scoresheet		
19.	Historic District and/or Building		Yes
			No <b>X</b>
	Name of Building:	n/a	
	Address of Building:	n/a	



**Green Home Choice Scoresheet February, 2018 Version**



**INSTRUCTIONS:** Applicants must meet with the Green Home Choice (GHC) Program Manager early in the design process and submit this form to the manager for signature prior to submitting a building permit application. An electronic version of this form must be included in the e-file building application as an attachment. Pre-close in and final site visits by the GHC Program Mgr. must be performed as part of the certification process. Please see the GHC Guidance Manual for more specific program information and a description of each credit in this Scoresheet.

[www.greenhomechoice.us](http://www.greenhomechoice.us)

**In this scoresheet, the **New Home and Renovation** columns represent credits that are available to new construction and renovation projects.**

<b>Applicant Name (s):</b>  <b>Project Address: 1201 N Vernon</b>	<b>Builder:</b> <b>GHC Manager 1st Site Visit:</b> <b>GHC Manager Final Site Visit:</b>
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**POINTS REQUIRED FOR CERTIFICATION:**

Certification Level:	New Homes	Renovations or Additions > 750 s.f. finished space	Renovations or Additions < 750 s.f. finished space
<b>Certified</b>	<b>160</b>	<b>150</b>	<b>125</b>
<b>Silver</b>	<b>185</b>	<b>175</b>	<b>150</b>
<b>Gold</b>	<b>225</b>	<b>215</b>	<b>190</b>
<b>Platinum</b>	<b>250</b>	<b>240</b>	<b>215</b>

**CREDITS:**

	Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
<b>A. SITE AND STORMWATER PROTECTION</b>						
<b>Erosion and Sediment Control</b>						
<b>REQUIRED only for land disturbing activities)</b>						
<b>1</b> Properly install silt fencing	<b>Required</b>	<b>N</b>	<b>R</b>			<b>Green Inspection/Photos</b>
<b>2</b> Cover disturbed areas	<b>Required</b>	<b>N</b>	<b>R</b>			<b>Green Inspection/Photos</b>
<b>3</b> Protect on-site stormwater inlets	<b>Required</b>	<b>N</b>	<b>R</b>			<b>Green Inspection/Photos</b>
<b>4</b> Install permanent controls for steep slopes	1	<b>N</b>	<b>R</b>			Green Inspection
<b>5</b> Mark Limits of Clearing and Grading on Site Plans	1	<b>N</b>	<b>R</b>	1		Green Inspection
<b>Tree Preservation, Enhancement, and Landscaping</b>						
<b>6</b> Remove no mature native trees or disturb soil within critical root zone	4	<b>N</b>	<b>R</b>			Green Inspection/Landscape Plan/Photos
<b>7</b> Install tree protection fencing	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>8</b> Root prune and fertilize trees	1	<b>N</b>	<b>R</b>			Receipt from Tree Company
<b>9</b> Plant new native trees						Green Inspection/Landscape Plan
	Plant one native tree	1	<b>N</b>	<b>R</b>	0	Green Inspection/Landscape Plan
	Plant two native trees	2	<b>N</b>	<b>R</b>	2	Green Inspection/Landscape Plan
<b>10</b> Plant new native shrubs						Green Inspection
	Plant one native shrubs	1	<b>N</b>	<b>R</b>		Green Inspection
	Plant two native shrubs	2	<b>N</b>	<b>R</b>		Green Inspection
<b>11</b> Certify lot as NWF wildlife habitat	1	<b>N</b>	<b>R</b>			Certificate
<b>Stormwater Management</b>						
<b>12</b> Install stormwater retention controls - raingardens, planters, infiltration trenches	3	<b>N</b>	<b>R</b>	3		Green Inspection
<b>13</b> Foundation drains and downspouts discharge to daylight	2	<b>N</b>	<b>R</b>	2		Green Inspection
<b>14</b> Install rainwater harvest system:						Green Inspection
	50 gallons	1	<b>N</b>	<b>R</b>		Green Inspection
	100 gallons	2	<b>N</b>	<b>R</b>		Green Inspection
	150 gallons or more	3	<b>N</b>	<b>R</b>		Green Inspection

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
<b>15</b>	Use rainwater for toilet flushing						
	1 toilet	2	N	R			Green Inspection
	2 or more toilets	4	N	R			Green Inspection
<b>16</b>	Maintain lot permeability:						
	at least 50% of lot	2	N	R			Green Inspection/Plans
	at least 70% of lot	4	N	R			Green Inspection/Plans
<b>17</b>	Use permeable paving materials (at least 50%)	2	N	R			Green Inspection
<b>18</b>	Use alternative driveway design	2	N	R			Green Inspection
<b>19</b>	No Driveway	2		R			Green Inspection
<b>20</b>	No Garage	2	N	R			Green Inspection
<b>21</b>	Create vegetated roof						
	25% of roof	4	N	R			Green Inspection/Plans
	50% of roof	5	N	R			Green Inspection/Plans
	100% of roof	10	N	R			Green Inspection/Plans
<b>A. SITE AND STORMWATER PROTECTION TOTAL POINTS</b>					<b>9</b>		
<b>B. ENERGY EFFICIENT BUILDING ENVELOPE AND SYSTEMS</b>							
<b>REQUIRED: A minimum of 70 points must be earned for this section.</b>							
<b>REQUIRED:</b>							
<b>NEW HOME CONSTRUCTION -Builders of new homes are required to do one:</b>		<b>Required</b>	<b>N</b>				
<b>22</b>	<b>NEW HOMES- HERS Index for CERTIFIED and SILVER LEVELS:</b>						
	<b>CERTIFIED:</b> Home Energy Rating System (HERS) Index $\leq 65$	85	N		0		HERS Report and certificate
	<b>SILVER:</b> Home Energy Rating System (HERS) Index $\leq 60$	90	N		90		HERS Report and certificate
<b>23</b>	<b>NEW HOMES - GOLD and PLATINUM LEVELS:</b>						
	<b>Achieve one of the following certifications:</b>						
	A. ENERGY STAR Qualified Home (current program version)	100	N		0		ENERGY STAR Report and Certificate
	B. Passive House Institute U.S. (PHIUS)	120	N		0		Passive House US Certificate
	C. DOE Zero Energy Ready Home	120	N		0		Zero Energy Ready Home Cert.
	D. LEED for Homes (Silver Level or Higher Only)	100	N		0		LEED Certificate
	E. Earthcraft House Virginia (Platinum Level Only)	100	N		100		Earthcraft Certificate
	<b>*New Home applicants- please place "0"s in the Expected Points column for the remainder of credits you will be using in this section.</b>						
	<b>REQUIRED:</b>						
<b>24</b>	<b>EXISTING HOME RENOVATION AND/OR ADDITIONS - Builders of additions and/or renovations are required to do one of the following:</b>	<b>Required</b>		<b>R</b>			
	<b>A. ENERGY STAR Qualified Home certification</b>	100		<b>R</b>	0		ENERGY STAR report and certificate
	<b>B. Home Performance with ENERGY STAR Certification (20% improvement plus)</b>	70		<b>R</b>	0		Home Perf. with ENERGY STAR cert. & report
	<b>C. Earthcraft House Virginia Renovation Certification</b>	85		<b>R</b>	0		Earthcraft House certificate and scoresheet
	<b>D. HERS Index Score of 70 or less with combustion safety testing.</b>	85		<b>R</b>	0		HERS Report and Certificate
	<b>HERS Index Score of 65 or less with combustion safety testing</b>	90		<b>R</b>	0		
	<b>E. Prescriptive Approach with combustion safety testing</b>	85		<b>R</b>	0		Assorted documentation

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
<b>Note: All houses must also meet or exceed the energy requirements of Chapter 11 of the current version of the International Residential Code as adopted by Arlington County.</b>							
<b>*Renovation applicants who choose options A - D - please place "0"s in the Expected Points column for the remainder of credits you will be using in this section.</b>							
<b>25</b>	<b>Building Air Leakage (Blower Door) Test results @max 5 ACH50</b>	20		<b>R</b>			3rd party tester report
	<b>Building Air Leakage (Blower Door) Test results @max 3 ACH50</b>	35		<b>R</b>	35		3rd party tester report
<b>The following details have been sealed as part of a thorough air sealing package:</b>							
<b>Penetrations sealed through:</b>							
<b>26</b>	Top and bottom plate	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>27</b>	Foundations and exterior wall assemblies (including sheathing and drywall)	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>28</b>	Insulated ceilings	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>29</b>	Band and rim joists between all floors	3	<b>N</b>	<b>R</b>	3		Green Inspection/Photos
<b>30</b>	Insulated subfloors	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>31</b>	Walls and ceilings in attached garages	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>Penetrations sealed around:</b>							
<b>32</b>	Bathtub and shower drains	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>33</b>	HVAC supply and return boots sealed to subfloor or drywall (floors, walls, and ceilings)	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>34</b>	Window and door rough openings	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>35</b>	All drywall penetrations in common walls between attached homes (Townhouses and Duplexes)	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>36</b>	Exhaust fans at drywall	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>37</b>	All Chases	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>38</b>	Kneewall doors	1	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>39</b>	Attic access rough openings (pull-down stairs and scuttle holes)	1	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>40</b>	All electrical boxes on exterior walls	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>Seams and gaps sealed in:</b>							
<b>41</b>	Band joist sheathing	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>42</b>	Exterior wall sheathing	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>43</b>	Between SIPs panels	1	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>44</b>	Joints between modular home modules or panelized construction panels	1	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>45</b>	Housewrap at plates, seams, and openings	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>Air Barriers Installed:</b>							
<b>46</b>	Continuous air barrier on entire exterior walls of home	3	<b>N</b>	<b>R</b>	3		Green Inspection/Photos
<b>47</b>	Behind bath tubs and showers on insulated walls	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>48</b>	At attic kneewalls and skylight shafts.	1	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>49</b>	At joists cavities underneath attic kneewalls	2	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>50</b>	At chases in contact with the building envelope (including fireplace)	1	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>51</b>	Along staircases on insulated walls	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>52</b>	Along porch roofs	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos
<b>53</b>	Wherever ceiling heights change (dropped ceilings, soffits, and tray ceilings)	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>54</b>	In band joists between all floors, including crawl spaces and garages	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>55</b>	In vaulted ceilings	2	<b>N</b>	<b>R</b>			Green Inspection/Photos
<b>56</b>	In cantilevered floors above supporting walls	2	<b>N</b>	<b>R</b>	2		Green Inspection/Photos
<b>Weather-Stripping/Gaskets installed on:</b>							
<b>57</b>	All exterior doors	1	<b>N</b>	<b>R</b>	1		Green Inspection/Photos

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
58	Doors to unconditioned spaces	1	N	R	1		Green Inspection/Photos
59	Attic pull-down doors	1	N	R			Green Inspection/Photos
	<b>Additional Air Sealing Measures Taken:</b>						
60	Bottom plate sealed to subfloor or foundation	1	N	R	1		Green Inspection/Photos
61	Drywall sealed to bottom plate	1	N	R	1		Green Inspection/Photos
62	Ceiling drywall sealed to top plate	1	N	R	1		Green Inspection/Photos
63	Whole house fans sealed with gasket and insulated covers	1	N	R			Green Inspection/Photos
64	All recessed can lights ICAT rated	1	N	R	1		Green Inspection/Photos
65	Crawl space sealed and conditioned	3	N	R	3		Green Inspection/Photos
	<b>Spray Applied Insulation used:</b>						Green Inspection/Photos
66	At all rim and band joists	2	N	R	2		Green Inspection/Photos
67	On all walls adjacent to unconditioned spaces	3	N	R	3		Green Inspection/Photos
68	On attic floor (minimum R10)	2	N	R	2		Green Inspection/Photos
	<b>General Insulation Practices:</b>						
69	Batt insulation grade:						
	Grade I	2	N	R	2		Green Inspection or HERS report
	Grade II	1	N	R			Green Inspection or HERS report
70	Cantilevered floors over exterior spaces insulated (R30)	2	N	R	2		Green Inspection/Product Packaging
71	Fireplace chases on exterior walls insulated (R15)	1	N	R			Green Inspection/Product Packaging
	<b>Slabs, Basements and Crawl Spaces:</b>						
72	Continuous slab insulation (R10)	3	N	R	3		Green Inspection/Photos
73	Basement wall (R10) continuous insulation	2	N	R	2		Green Inspection/Product Packaging
74	Basement wall (R15) cavity insulation	1	N	R	1		Green Inspection/Product Packaging
75	Continuous insulation on underside of floor above crawlspace (R3)	3	N	R	3		Green Inspection/Product Packaging
76	Crawlspace wall (R10) continuous insulation	2	N	R	2		Green Inspection/Product Packaging
	<b>Walls:</b>						
77	Exterior wall stud cavities insulated to:						
	R19 or higher	2	N	R	2		Green Inspection/Contract/ Product Packaging
	R22 or higher	3	N	R			Green Inspection/Contract/ Product Packaging
	R30 or higher	4	N	R			Green Inspection/Contract/ Product Packaging
78	Continuous insulation on outside of exterior walls or insulated sheathing		N	R			
	R5 or greater	4	N	R			Green Inspection/Photos/Product Sample
	R10 or greater	5	N	R	5		Green Inspection/Photos/Product Sample
79	Rim and Band joist insulated to:		N	R			
	R19 or higher	1	N	R			Green Inspection/Vendor Contract
	R22 or higher	2	N	R	2		Green Inspection/Vendor Contract
80	Insulated headers	1	N	R	1		Green Inspection
81	Insulated corners	1	N	R	1		Green Inspection
82	ICF, SIP, or AAC (R19+) for walls	6	N	R			Green Inspection/Vendor Contract
	<b>Attics and Roofs:</b>						
83	Unvented cathedral ceilings/unvented attic rooflines (R30) with (R15) impermeable insulation	2	N	R	2		Green Inspection
84	SIP for complete roof (R40)/unvented attic	5	N	R			Green Inspection/Photos/Vendor Contract
85	Energy heel trusses or raised top plate	2	N	R			Green Inspection/plans
86	Attic insulated to:						

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
	R40 or higher	1	N	R			Green Inspection/Vendor Contract
	R50 or higher	3	N	R			Green Inspection/Vendor Contract
87	HVAC attic raised platforms used for full insulation depth	2	N	R			Green Inspection
88	Attic kneewall stud cavities filled (R19)	2	N	R			Green Inspection/Vendor Contract/Packaging
89	Attic kneewall with continuous insulation (R5)	2	N	R			Green Inspection
90	Attic kneewall doors (R20)	1	N	R			Green Inspection
91	Attic access doors (R38)	1	N	R			Green Inspection/Product Literature
	<b>Windows, Doors, Skylights, and Light Tubes</b>						
92	NFRC rated Windows with SHGC and U-Factor $\leq 0.30$	3	N	R			Window labels/ Product Literature
93	NFRC rated Skylights with U-Factor $\leq 0.50$ and SHGC $\leq .30$	1	N	R	1		Skylight label/ Product Literature
94	Glass door SHGC $\leq 0.40$ or are ENERGY STAR rated	1	N	R	1		Window labels/ Product Literature
95	Tubular skylights	2	N	R			Green Inspection
	<b>Passive Solar Design/Heat Island</b>						
96	1.5 foot overhang over 50% windows	1	N	R			Green Inspection
97	Exterior Solar shade screens	1	N	R			Green Inspection
98	Light colored/ENERGY STAR roofing	2	N	R	2		Product Literature
99	Roof with 450 s.f. south facing area	1	N	R	1		Green Inspection/Building Plans
100	Plant two large native deciduous trees on south side	1	N	R			Green Inspection
101	All attached porches covered	1	N	R	1		Green Inspection
	<b>Heating and Cooling Equipment</b>						
102	HVAC equip not oversized by $>15\%$ of Manual J load calculations	2	N	R	2		Manual J model/calculations
103	Furnace and Boiler AFUE efficiency:						
	90% AFUE or greater	1	N	R			Vendor Contract/Literature
	95% AFUE or greater	2	N	R			Vendor Contract/Literature
104	Air Conditioning efficiency:						
	SEER 14 or greater	1	N	R			Vendor Contract/Literature
	SEER 15 or greater	2	N	R			Vendor Contract/Literature
	SEER 16 or greater	3	N	R	3		Vendor Contract/Literature
105	Heat Pump Efficiency:						
	HSPF 8.5 or greater	1	N	R			Vendor Contract/Literature
	HSPF 9.0 or greater	2	N	R	2		Vendor Contract/Literature
106	Ducted mini-splits at least 16 EER serving:						
	at least 50% of home s.f.	2	N	R			Green Inspection/Literature
	whole home	3	N	R	3		Green Inspection/Literature
107	Ductless mini-splits at least 16 EER serving:						
	at least 20% of home s.f.	4	N	R			Green Inspection/Literature
	at least 50% of home s.f.	5	N	R			Green Inspection/Literature
	whole home	6	N	R			Green Inspection/Literature
108	Variable speed blower	2	N	R			Vendor Contract/Literature
109	Dual stage compressor	1	N	R			Vendor Contract/Literature
110	Multiple Zones with separate controls and variable speed blower	3	N	R			Green Inspection/Literature
111	Programmable thermostats	1	N	R	1		Green Inspection
112	NATE certified HVAC contractor	1	N	R			Work Receipts/Certificate Copy
	<b>Equipment Location, Design, and Performance</b>						
113	Air handlers located within conditioned space (all units)	2	N	R	2		Green Inspection
114	All ducts located within conditioned space	2	N	R	2		Green Inspection
115	Ducts in non-conditioned space insulated (R8)	1	N	R			Green Inspection

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
116	All ducts in conditioned space insulated (R3) for condensation potential	2	N	R			Green Inspection
117	Install multiple return ducts, jumper ducts, or transfer grills	2	N	R			Green Inspection
118	At least one primary rigid metal supply trunk line for each system	1	N	R			Green Inspection
119	Rigid ducts used on entire system with mastic for sealing	4	N	R			Green Inspection
120	All flex duct pulled tight with no pinches and supports max. 5 ft. apart	1	N	R			Green Inspection/Photos
121	Improved duct design	3	N	R			Mechanical Plans
122	Duct leakage test results:						
	4% or less leakage to outside	2	N	R	2		3rd Party Tester Report
	6% or less total leakage	3	N	R			3rd Party Tester Report
	<b>Hot Water Systems</b>						
123	Energy efficient water heater (ENERGY STAR or equivalent)	1		R	1		Product Literature
124	Individual ENERGY STAR gas direct vent tankless water heater	2		R			Product Literature
125	Whole house ENERGY STAR direct vent gas tankless water heater	3		R			Product Information
126	ENERGY STAR Heat pump water heater	2		R	2		Product Literature
127	Hot water demand recirculation	2		R	2		Green Inspection
128	Waste water heat recovery device	2		R			Green Inspection/Literature
129	Hot water pipe insulation (R4) :						
	On first 3 feet of hot water pipe	1		R			Green Inspection
	On all hot water pipes in house	2		R			Green Inspection/photos
130	Desuperheater	1		R			Green Inspection/Literature
131	Combination space/water heating	3		R			Green Inspection/Literature
132	Compact design system 20 feet	3		R			Plumbing Plans/Green Inspection
	<b>REQUIRED: A minimum of 70 points must be earned in this section.</b>						
	<b>B. ENERGY EFFICIENT BUILDING ENVELOPE AND SYSTEMS TOTAL POINTS</b>				<b>142</b>		
	<b>C. ENERGY EFFICIENT LIGHTING AND APPLIANCES</b>						
133	ENERGY STAR Lighting						
	Interior light fixtures (50% min.)	2	N	R			Product Literature
	Interior light fixtures (100 %)	3	N	R			Product Literature
	Exterior lighting (100%)	1	N	R			Product Literature
134	LED Lightbulbs						
	25% of bulbs	1	N	R			Green Inspection/Product Packaging/ Literature
	50% of bulbs	2	N	R	2		Green Inspection/Product Packaging/ Literature
	100% of bulbs	3	N	R			Green Inspection/Product Packaging/ Literature
135	Dimmers on at least three lighting fixtures	1	N	R	<u>1</u>		Green Inspection
136	Automatic Outdoor lighting controls	1	N	R	1		Green Inspection/Product Literature
137	Indoor motion controlled light controls	1	N	R	1		Green Inspection/Product Literature
138	Horizontal cutoff on exterior lighting	1	N	R	1		Green Inspection
139	ENERGY STAR dishwasher	1	N	R	1		Label/Product Literature
140	ENERGY STAR refrigerator	2	N	R	2		Label/Product Literature
141	ENERGY STAR clothes washer	1	N	R	1		Label/Product Literature
142	ENERGY STAR clothes dryer	1	N	R	1		
	<b>C. ENERGY EFFICIENT LIGHTING AND APPLIANCES TOTAL POINTS</b>				<b>11</b>		
	<b>D. RESOURCE EFFICIENT DESIGN AND BUILDING MATERIALS</b>						

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
<b>143</b>	Compact Home Design (Total Finished Space):						
	<2,100 square feet	10	N	R			Building Plans
	2,101 to 2,500 square feet	8	N	R			Building Plans
	2,501 to 3,000 square feet	6	N	R	6		Building Plans
	3,001-3,500 square feet	3	N	R			Building Plans
<b>144</b>	Existing building is preserved	7		R			Green Inspection
	With no additional square footage	10		R			Green Inspection
<b>145</b>	Floor joist centers at:						
	24 inches	2	N	R			Green Inspection/Framing Plans
	19.2 inches	1	N	R	1		Green Inspection/Framing Plans
<b>146</b>	2-stud corners at all locations	2	N	R	2		Green Inspection
<b>147</b>	Ladder T-walls at all locations	1	N	R			Green Inspection
	<b>Local, Recycled and Natural Content Materials</b>						
<b>148</b>	FSC or SFI certified framing lumber						
	50% of all framing lumber	1	N	R			Green Inspection/Lumber Receipts
	100% of all framing lumber	2	N	R			Green Inspection/Lumber Receipts
<b>149</b>	Concrete from on-site used as aggregate on-site	1	N	R			Green Inspection/Photos
<b>150</b>	Reclaimed wood flooring from outside source (50% min.)	1	N	R	1		Green Inspection/Product Literature/Receipts
<b>151</b>	Wood flooring retained or reused on-site (25% min.)						
	25% of flooring	1		R			Green Inspection
	50% of flooring	2		R			Green Inspection
	100% of flooring	3		R			Green Inspection
<b>152</b>	Reclaimed, FSC certified, or non-wood biobased cabinets						
	1 room	1	N	R			Product Literature/Receipts
	2 or more rooms	2	N	R	2		Product Literature/Receipts
<b>153</b>	Recycled content tiles (25% content)	1	N	R	1		Product Literature/Receipts
<b>154</b>	Recycled content countertop (25% content)	1	N	R			Product Literature
<b>155</b>	Recycled content or biobased insulation (25% content)	2	N	R	2		Product Literature/Vendor Contract
<b>156</b>	Recycled content roofing (25% content)	1	N	R			Product Literature/Vendor Contract
<b>157</b>	Recycled content siding (25%)	2	N	R			Green Inspection/Product Literature
<b>158</b>	Cork, bamboo, or linoleum flooring						
	1 room	1	N	R			Green Inspection/Product Literature
	2 or more rooms	2	N	R			Green Inspection/Product Literature
<b>159</b>	Wool, hemp, or biobased carpeting	1	N	R			Product Literature/Receipts
<b>160</b>	Sealed concrete floor	1	N	R			Green Inspection
<b>161</b>	Sealed concrete countertop fabricated on site	1	N	R			Green Inspection
<b>162</b>	Carpet with recycled content (50% content)	1	N	R			Product Literature
<b>163</b>	Recycled outdoor deck flooring (40% content)	1	N	R			Product Literature
<b>164</b>	Locally produced products (within 500 miles )						
	1 product	1	N	R			Product Literature
	2 or more products	2	N	R			Product Literature
	<b>Advanced Manufactured Products</b>						
<b>165</b>	Engineered floor framing and open web trusses (80%)	1	N	R	1		Green Inspection
<b>166</b>	Engineered roof framing (80%)	1	N	R	1		Green Inspection
<b>167</b>	Engineered wall framing						
	25% of walls	1	N	R			Green Inspection
	50% or more of walls	2	N	R			Green Inspection

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
168	Panelized wall construction delivered to site pre-framed	3	N	R	3		Green Inspection/Building Plans
169	Modular construction for entire house or addition	5	N	R			Green Inspection/Building Plans
170	Structural Insulated Panel (SIPs) for exterior walls	3	N	R			Green Inspection/Vendor Contract
171	Structural Insulated Panel (SIPs) for roof	2	N	R			Green Inspection/Vendor Contract
172	Foundations of Pre-cast Autoclaved Aerated Concrete, Insulated Concrete Forms, or other types	2	N	R			Green Inspection
173	Walls of Pre-cast Autoclaved Aerated Concrete or Insulated Concrete Forms	3	N	R			Green Inspection
<b>D. RESOURCE EFFICIENT DESIGN AND BUILDING MATERIALS TOTAL POINTS</b>					<b>20</b>		
<b>E. DURABILITY AND MOISTURE MANAGEMENT</b>							
<b>Durability</b>							
174	Roofing Warranties:						
	Minimum 30 years	1	N	R			Product Literature/Packaging
	Minimum 40 years	2	N	R	2		Product Literature/Packaging
	Minimum 50 years	3	N	R			Product Literature/Packaging
175	Full roof ice dam protection	1	N	R			Photos
176	Double layer builder paper behind stucco or stone veneer	1	N	R			Photos
177	Exterior cladding with 40-year warranty or masonry	1	N	R			Product Literature
178	Vented rainscreen between cladding and wall sheathing	2	N	R			Green Inspection/Photos
179	Back-primed wood-based siding and trim	1	N	R			Photos
180	Roof valleys direct water from walls, dormers, and chimneys	2	N	R			Green Inspection
181	Maintain at least 2" clearance between wall cladding and roof surfaces	1	N	R			Green Inspection
182	Continuous foundation termite flashing	1	N	R	1		Green Inspection
183	Termite resistant materials for structural elements/cladding	1	N	R			Green Inspection/Literature
184	Non-toxic pest treatment for lumber adjacent to foundation	1	N	R			Green Inspection/Product Literature
185	Non-toxic mold inhibitor applied to all lumber	1	N	R			Green Inspection/Product Literature
186	Keep all wood 12" above soil	1	N	R	1		Green Inspection
187	Keep all vegetation at least 2' from house	1	N	R	1		Green Inspection
188	Roof gutters discharge water 5' from foundation	1	N	R			Green Inspection
189	Insulate cold water pipes inside conditioned space	1	N	R	1		Green Inspection/Photos
190	All crawlspaces enclosed.	2	N	R	2		Green Inspection
191	Covered entry ways over all doors	1	N	R			Green Inspection
192	Grade soil and hard surfaces away from foundation	1	N	R	1		Green Inspection
193	Drainage plane material on below grade walls	1	N	R	1		Green Inspection/Photos
194	Sump pump in basement with sealed cover	1	N	R			Green Inspection
195	Capillary break between foundation and framing	1	N	R	1		Green Inspection/Photos
196	Supplemental dehumidification (ENERGY STAR equipment)	2	N	R			Green Inspection
197	Waterproof Membrane in entire shower enclosures	1	N	R	1		Green Inspection/ Photos
198	Rigid, moisture resistant backing material behind tubs and showers	1	N	R	1		Green Inspection/Photos
199	Wall cavity insulation without a vapor retarder or kraft paper	1	N	R	1		Green Inspection
200	Paperless drywall in kitchens, baths, and basements	1	N	R			Green Inspection/Product Literature
201	No carpet in basement	1	N	R			Green Inspection
<b>E. DURABILITY AND MOISTURE MANAGEMENT TOTAL POINTS</b>					<b>14</b>		
<b>F. INDOOR AIR QUALITY IMPROVEMENT</b>							
<b>Combustion Safety</b>							
<b>REQUIRED:</b>							
203	No unvented natural gas combustion fireplaces permitted	<b>Required</b>	N	R			Green Inspection/Product Literature
204	All combustion appliances are sealed/direct vented, including fireplaces	3	N	R	3		Green Inspection/ Product Literature
205	Detached garage or carport	2	N	R			Green Inspection



		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
206	Attached garage - air seal between house and garage	2	N	R	2		Green Inspection/ Photos
207	Attached garage with automatic exhaust fan	1	N	R			Green Inspection
208	No HVAC ducts, supplies, returns, or equipment in garage	1	N	R	1		Green Inspection
209	Backdraft depressurization test	1	N	R			Third Party Tester Report
	<b>Ventilation and Air Filtration</b>						
210	Energy Recovery Ventilator	3	N	R	3		Green Inspection/Product Literature
211	ENERGY STAR Ceiling Fans (minimum of 3)	1	N	R			Green Inspection/Product Literature
212	All bathrooms have ENERGY STAR rated exhaust fans that vent outside	1	N	R	1		Product Literature
213	Bath fans with rigid ducts	1	N	R	1		Green Inspection/Photos
214	Automatic tub/shower room fan controls	1	N	R	1		Green Inspection
215	Kitchen range hood or downdraft vented to exterior with maximum 400 cfm	2	N	R	2		Green Inspection/Product Literature
216	Radon gas vent system	1	N	R	1		Green Inspection
217	Effective cross ventilation with insect screens	1	N	R			Green Inspection
218	Effective stack ventilation (cupola, clerestory, or operable skylight)	1	N	R			Green Inspection
219	New MERV 6 or better and pleated HVAC filters installed	1	N	R	1		Green Inspection/Product Literature
220	HVAC Filter access panel includes gasket and fits tightly	1	N	R			Green Inspection
221	Ducts protected until construction completed with rigid material	1	N	R	1		Green Inspection/Photos
222	Flush house continuously with fresh air for one week prior to occupancy	1	N	R	1		Green Inspection
	<b>Reduced VOC levels</b>						
223	Prefinished flooring	2	N	R			Green Inspection/Product Literature
224	Subfloor urea-formaldehyde free	1	N	R	1		Green Inspection/Photos/Literature
225	Plywood or composite woods are urea-formaldehyde free	2	N	R	2		Product Literature
226	Urea-formaldehyde free cabinetry	1	N	R	1		Product Literature
227	Zero VOC paints interior	1	N	R	1		Product Labels/Containers
228	Low VOC stains and finishes on wood floors (less than 250 g/l)	2	N	R	2		Product Labels/Containers
229	Low VOC sealant and adhesives (less than 250 g/l)	1	N	R	1		Product Labels/Containers
230	Formaldehyde-free fiberglass insulation	1	N	R	1		Green Inspection/Photos
231	Low VOC carpet	2	N	R	2		Product Literature
	<b>F. INDOOR AIR QUALITY IMPROVEMENT TOTAL POINTS</b>				<b>29</b>		
	<b>G. WATER EFFICIENCY</b>						
	<b>Indoors</b>						
	<b>REQUIRED:</b>						
232	<b>All bathroom vanity faucets not to exceed 1.5 gpm</b>	<b>Required</b>					Green Inspection/Product Literature
233	Water filter (NSF Certified)	1	N	R			Product Literature
234	ENERGY STAR clothes washer	1	N	R	1		Product Literature
235	ENERGY STAR dishwasher	1	N	R	1		Product Literature
236	Pressure reducing valve	1	N	R			Product Literature
237	High efficiency showerheads max. 2.0 gpm (single shower head/bathroom)		N	R			Product Cut Sheet with flow rate
	One 2.0 gpm showerhead	1	N	R	1		
	Two 2.0 gpm showerhead	2	N	R			
	Three 2.0 gpm showerhead	3	N	R			
238	High efficiency bathroom faucets max. 1.0 gpm		N	R			Product Cut Sheet with flow rate
	One 1.0 gpm bath faucet	1	N	R	1		
	Two 1.0 gpm bath faucet	2	N	R			
239	High efficiency kitchen faucets max. 1.5 gpm	1	N	R			Product Cut Sheet with flow rate
240	High efficiency toilets: dual flush or max. 1.28 gallon per flush		N	R			

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
	One low flow toilet	1	N	R			Green Inspection/Product Literature
	Two low flow toilets	2	N	R			Green Inspection/Product Literature
	Three low flow toilets	3	N	R	3		Green Inspection/Product Literature
241	Rainwater reused for toilet flushing	5	N	R			Green Inspection/Plumbing Plans
242	Hot Water Demand Recirculation	1	N	R			Green Inspection/Product Literature
243	Manifold distribution system	2	N	R	2		Green Inspection
244	Compact Designed System-all fixtures within 20 ft.	3	N	R			Green Inspection/Plumbing Drawings
245	Timer on hose bibs or irrigation systems	1	N	R	1		Green Inspection
246	Drip irrigation system	2	N	R			Green Inspection
<b>G. WATER EFFICIENCY TOTAL POINTS</b>					<b>10</b>		
<b>H. WASTE REDUCTION</b>							
247	<b>Deconstruction/Recycling Options (Choose 1):</b>						
	Whole house deconstruction with 3rd party report and full recycling	15	N	R			Recycling Company Report
	3rd party vendor recycling at least 5 deconstructed materials	7	N	R			Recycling Company Report
	<b>Deconstruction Options (Choose any):</b>						
248	Recycle deconstructed waste wood materials	2	N	R			Recycling Company Report
249	Recycle all deconstructed roof shingles	1	N	R			Recycling Company Report
250	Recycle deconstructed drywall or plaster	1	N	R			Recycling Company Report
251	Recycle deconstructed metal products	1	N	R			Recycling Company Report
	<b>Donation Options (Choose any):</b>						
252	Donate used wood flooring for reuse	1	N	R			Receipt from Donee
253	Donate used appliances <8 years old for reuse	1	N	R			Receipt from Donee
254	Donate used cabinetry for reuse	1	N	R			Receipt from Donee
	<b>Waste Management Practices for Projects While Under Construction</b>						
255	Donation of excess materials (min \$500 per job)	1	N	R			Receipt from Donee
256	Use 3rd party vendor/hauler for recycling (on-site rolloff) throughout construction:		N	R			
	2 or more items collected on-site	3	N	R			Recycling Company Report
	4 or more items collected on-site	4	N	R			Recycling Company Report
	5 or more items collected on-site	5	N	R			Recycling Company Report
257	Provide on-site recycling container for workers	1	N	R			Green Inspection/Photos
<b>H. WASTE REDUCTION TOTAL POINTS</b>					<b>0</b>		
<b>I. ON-SITE ALTERNATIVE ENERGY AND CONDITIONING</b>							
258	Solar electric system designed to produce at least:						
	2kw power	8	N	R			Green Inspection/Vendor Contract/Literature
	4kw power	12	N	R			Green Inspection/Vendor Contract/Literature
	6kw power	16	N	R			Green Inspection/Vendor Contract/Literature
	8kw power or more	20	N	R			Green Inspection/Vendor Contract/Literature
259	Solar Hot Water System with ENERGY STAR backup tank	5	N	R			Green Inspection/Vendor Contract/Literature
260	Solar ready home (PV or water)- Provide Chase	1	N	R			Green Inspection
261	Geothermal (Ground Source) heat pump with minimum EER=15	10	N	R			Product Info./Contract
<b>I. ON-SITE ALTERNATIVE ENERGY AND CONDITIONING TOTAL POINTS</b>					<b>0</b>		
<b>J. HOMEOWNER EDUCATION</b>							
<b>REQUIRED:</b>							
262	Homeowner's Manual	<b>Required</b>					Green Inspection

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
263	Promote the Green Home Choice Program in builder literature	1	N	R	1		Green Inspection/Builder Literature
264	Promote the Green Home Choice Program using the sign on the property	1	N	R	1		Green Inspection
265	Host public open house	1	N	R	1		Green Inspection
266	Built-in recycling center	1	N	R			Green Inspection
<b>J. HOMEOWNER EDUCATION TOTAL POINTS</b>					<b>3</b>		
<b>K. BONUS POINTS</b>							
267	Accessibility/Universal Design	3	N	R			Green Inspection
268	Alternative vehicles electric charging station	1	N	R	1		Green Inspection
269	Healthy House or Indoor AirPLUS Program Certificate	3	N	R			Indoor Air PLUS Certificate
270	EPA WaterSense certification	3	N	R			WaterSense Certificate
271	Exceeds ENERGY STAR minimum qualification requirement	5	N	R			ENERGY STAR Certificate and Report
272	Homeowner agrees to provide a years' worth of utility data.	2	N	R			Electric and Natural Gas Usage Data
273	Innovation Points, Maximum 25 points	25	N	R			GHC Manager Review
274	All rigid ductwork with only mastic as sealant	2	N	*			Green Inspection/ Vendor Contract
275	Spray applied air barrier in all band joist cavities	2	N	*			Green Inspection/ Vendor Contract
276	Spray applied air barrier in all exterior wall cavities	2	N	*			Green Inspection/ Vendor Contract
277	Continuous air barrier exterior of all walls	2	N	*			Green Inspection/ Photos
278	Continuous insulation on exterior of all walls (mimumum R5)	2	N	*	2		Green Inspection/ Photos
279	Continuous insulation on basement walls	2	N	*			Green Inspection/Photos
280	Spray applied air barrier on attic floor	2	N	*			Green Inspection/Vendor Contract/Photos
281	Continuous air barrier formed on attic floor or at roofline	2	N	*			Green Inspection/Vendor Contract/Photos
282	Continuous insulation under entire slab	2	N	*			Green Inspection/ Photos
283	SIP, ICF, or AAC for all exterior walls (R20 min.)	2	N	*			Green Inspection
284	Entire Roof composed of SIPs	2	N	*			Green Inspection
285	Tankless Water Heater	1	N	*			Green Inspection
286	No ducts or total duct leakage <6%	2	N	*			3rd Party Tester Results
<b>* Bonus points may be granted to renovation projects if the maximum number of energy credits in the Energy Section have been exceeded.</b>							
<b>Other Bonus Points:</b>							
<b>K. BONUS POINTS TOTALS</b>					<b>3</b>		
<b>POINT TOTALS</b>							
<b>A. SITE AND STORMWATER PROTECTION</b>					9		
<b>B. ENERGY EFFICIENT BUILDING ENVELOPE AND SYSTEMS</b>					142		
<b>C. ENERGY EFFICIENT LIGHTING AND APPLIANCES</b>					11		
<b>D. RESOURCE EFFICIENT DESIGN AND BUILDING MATERIALS</b>					20		
<b>E. DURABILITY AND MOISTURE MANAGEMENT</b>					14		
<b>F. INDOOR AIR QUALITY IMPROVEMENT</b>					29		
<b>G. WATER EFFICIENCY</b>					10		

	Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
<b>H. WASTE REDUCTION</b>				0		
<b>I. ON-SITE ALTERNATIVE ENERGY AND CONDITIONING</b>				0		
<b>J. HOMEOWNER EDUCATION</b>				3		
<b>K. BONUS POINTS</b>				3		
<b>TOTAL POINTS</b>				<b>241</b>		