

# Green Streets Development Team Worksheet

Developer Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Address (Street/City/State): \_\_\_\_\_



Please note that partial points are not awarded, unless specifically noted for a criterion.

This worksheet provides a quick overview of the criteria and is a convenient resource for the project development team to track progress towards meeting the green criteria during the planning stage. Please refer to the individual criterion for detailed information on how to comply with that particular criterion.

## Distinguishing Between Types of Rehab

For the purposes of this criteria, gut rehabilitation is defined as an activity or project that involves extensive (substantial) rehabilitation. Refer to the full definition of gut rehabilitation on page 2 of the criteria. Rehabilitation is defined as projects with activities that are less extensive than gut rehabilitation.

**LH= Aligned with LEED for Homes credit. For more information on the LEED for Homes rating system, please go to [www.usgbc.org](http://www.usgbc.org).**

YES	NO	?		Integrated Design	Maximum Points
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>1.1</b>	<b>Green Development Plan</b> Submit Green Development Plan outlining the integrated design approach used for this development that demonstrates involvement of the entire development team.	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>1.2</b>	<b>Applicant/Recipient, Architect/Project Designer, and/or Contractor Certification</b> Certify in writing at various stages of the development process intent to comply, and actual compliance with all of the MANDATORY Iowa Green Streets Criteria.	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>1.3</b>	<b>Universal Design and Visitability</b> Create spaces that meet the needs of all people: young, old, abled, and disabled.	5
				<b>Site, Location and Neighborhood Fabric</b>	Maximum Points
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.1a</b>	<b>Smart Site Location - Proximity to Existing Development: New Construction</b> Provide site map demonstrating that the development is located on a site with access to existing roads, water, sewers and other infrastructure within or contiguous (having at least 25 percent of the perimeter bordering) to existing development.	Mandatory <i>(except infill site or rehabs)</i>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.1b</b>	<b>Smart Site Location - Protecting Environmental Resources: New Construction</b> Do not locate new development within 100 feet of wetlands, critical slope areas, land identified as habitat for a threatened or endangered species; or on land previously used as public park land, land identified as prime farmland, or with elevation at or below the 100-year floodplain.	Mandatory <i>(except infill site or rehabs)</i>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.1c</b>	<b>Smart Site Location - Proximity to Services: New Construction</b> Locate projects within one-quarter mile of at least two, or one-half mile of at least four community and retail facilities.	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.2a</b>	<b>Compact Development: New Construction</b> Achieve densities for new construction of at least six units per acre for detached/semi-detached houses; 10 for town homes; 15 for apartments.	25
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.2b</b>	<b>Compact Development: Residential</b> Increase average minimum densities to meet or exceed: seven units per acre for detached/semi-detached; 12 units for town homes; and 20 units for apartments.	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.3</b>	<b>Walkable Neighborhoods: Sidewalks and Pathways</b> Connect project to the pedestrian grid. Include sidewalks or other all-weather pathways within the project linking the development to public spaces, open spaces and adjacent development.	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.4</b>	<b>Walkable Neighborhoods: Connections to Surrounding Neighborhoods</b> Provide a site plan demonstrating at least three separate connections from the development to sidewalks or all-weather pathways in surrounding neighborhoods.	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.5a</b>	<b>Smart Site Location: Passive Solar Heating/Cooling</b> Orient building to make the greatest use of passive solar heating and cooling.	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.5b</b>	<b>Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site</b> Locate the project on a grayfield, brownfield or adaptive reuse site.	15
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>2.6</b>	<b>Transportation Choices</b> Locate project within one-quarter mile radius of adequate public transit service.	12
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>LH</b>		

YES	NO	?		Site Improvements	Maximum Points
Y	N	?	3.1	<b>Environmental Remediation</b> Upon award of an IDED contract for funding, conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary.	Mandatory <i>(except scattered-site single family)</i>
Y	N	?	3.2 LH	<b>Erosion and Sedimentation Control</b> For projects disturbing one (1) acre or more, obtain a DNR stormwater permit. For projects disturbing less than one (1) acre, implement EPA's Best Management Practices for erosion and sedimentation control during construction referring to the EPA document, <i>Storm Water Management for Construction Activities</i> .	Mandatory
Y	N	?	3.3 LH	<b>Landscaping</b> Provide a tree or plant list certified by the architect or landscape architect that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species. Locate plants to provide shading in the summer and allow for heat gain in the winter.	Mandatory <i>(if providing landscaping)</i>
Y	N	?	3.4 LH	<b>Surface Water Management</b> Capture, retain, infiltrate and/or harvest the first 1.25 inches of rain that falls in a 24-hour period.  <b>Note:</b> Mandatory for <u>new construction</u> project applications submitted after January 1 <sup>st</sup> , 2010.	Mandatory <i>(new Construction)</i>  25 <i>(Gut Rehab and Rehab)</i>
Y	N	?	3.5	<b>Storm Drain Labels</b> Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads.	2
				<b>Water Conservation</b>	Maximum Points
Y	N	?	4.1 LH	<b>Water-Conserving Appliances and Fixtures – Residential</b> Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 1.75 GPM.  <b>Water-Conserving Appliances and Fixtures – Non-Residential</b> Install water-conserving fixtures with the following minimum specifications: toilets – 1.6 GPF; urinals – 1.0 GPF, public lavatories - .5 GPM or better at 60 psi, showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM or better.	Mandatory
Y	N	?	4.2	<b>No Irrigation</b> Do not install irrigation.	Mandatory
				<b>Energy Efficiency</b>	Maximum Points
Y	N	?	5.1a LH	<b>Efficient Energy Use – Residential</b> Meet IECC 2009 and Energy Star standards (single family and low rise residential) and achieve a HERS Index of 70 using a third-party HERS Rater.  <b>Efficient Energy Use – Non-Residential and Residential Structures with Four or More Stories Above Grade</b> Exceed ASHRAE 90.1-2007 by 10 percent.	Mandatory
Y	N	?	5.1b	<b>Efficient Energy Use: Less than Gut Rehabilitation</b> Perform an energy analysis of existing building condition, estimate costs of improvements, implement measures that will improve building energy performance by 15 percent from pre-renovation figures.	Mandatory
Y	N	?	5.2 LH	<b>Energy Star and Energy Efficient Appliances</b> If providing appliances, install Energy Star clothes washers, dishwashers and refrigerators, and dryers with built-in moisture sensors.	Mandatory <i>(if providing appliances)</i>
Y	N	?	5.3a	<b>Efficient Lighting: Interior – Residential</b> Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and outdoors.  <b>Efficient Lighting: Interior – Non-Residential</b> Meet or exceed current ASHRAE standard 90.1-2007 for interior lighting or follow applicable interior lighting guidelines from the ASHRAE Advanced Energy Design Guides.	Mandatory
Y	N	?	5.3b LH	<b>Efficient Lighting: Exterior</b> Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights.	Mandatory

YES NO ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

<b>5.4</b>	<b>HVAC Sizing, Installation and Duct Systems</b> Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manual, parts D, J and S.	Mandatory
<b>5.5</b>	<b>Electricity and Gas Meters</b> Install individual or sub-metered electric and gas meters.	2
<b>5.6 LH</b>	<b>Additional Reductions in Energy Use</b> Exceed the relevant Energy Star HERS score for low-rise residential buildings or exceed other standards by increased percentages.	Optional <i>(see full criteria)</i>
<b>5.7a LH</b>	<b>Renewable Energy</b> Install PV panels, wind turbines or other renewable energy source to provide at least 10 percent of the project's estimated electricity demand.	15
<b>5.7b</b>	<b>Photovoltaic (PV) Ready</b> Site, design, engineer and wire the development to accommodate installation of PV in the future.	2
<b>Materials Beneficial to the Environment</b>		Maximum Points
<b>6.1a LH</b>	<b>Construction Waste Management</b> Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent.	Mandatory
<b>6.1b</b>	<b>Construction Waste Management: Additional Diversion</b> Reduce the amount of construction waste sent to the landfill by and additional 25 percent or more.	Optional <i>(see full criteria)</i>
<b>6.2</b>	<b>Durable and Low-Maintenance Exteriors</b> Specify durable siding materials such as masonry or fiber cement to reduce or eliminate rot and reduce need for painting.	Mandatory
<b>6.3 LH</b>	<b>Recycled Content Material</b> Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. Minimum recycled material must be 5 percent.	14
<b>6.4 LH</b>	<b>Certified, Salvaged and Engineered Wood</b> Commit to using at least 25 percent (by cost) wood products and materials that are salvaged wood, engineered framing materials or certified in accordance with the Forest Stewardship Council.	5
<b>6.5a LH</b>	<b>Reduce Heat-Island Effect: Roofing</b> Use Energy Star-compliant and high-emissive roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area.	5
<b>6.5b LH</b>	<b>Reduce Heat-Island Effect: Paving</b> Use light-colored, high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 over at least 30 percent of the site's hardscaped area.	5
<b>6.5c LH</b>	<b>Reduce Heat-Island Effect: Plantings</b> Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of a building.	5
<b>Healthy Living Environment</b>		Maximum Points
<b>7.1 LH</b>	<b>Low / No Volatile Organic Compounds (VOC ) Paints and Primers</b> Specify that all interior paints and primers must comply with current Green Seal standards for low-VOC limits.	Mandatory
<b>7.2 LH</b>	<b>Low / No VOC Adhesives and Sealants</b> Specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. Caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District.	Mandatory
<b>7.3</b>	<b>Urea Formaldehyde-free Composite Wood</b> Use particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using nonrated composite wood, all exposed edges and sides must be sealed with low-VOC sealants.	Mandatory

YES NO ?

<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.4 LH</b> <b>Green Label Certified Floor Coverings</b> Do not install carpets in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet, pad and carpet adhesives.</p>	Mandatory <i>(if providing floor coverings)</i>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.5a LH</b> <b>Exhaust Fans: Bathroom – Residential</b> Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer, or operate continuously.</p> <p><b>Exhaust Fans: Bathroom – Non-Residential</b> Meet or exceed the current ASHRAE ventilation standard 62.1-2007 for commercial and institutional buildings but not less than the values required by local code unless approved by the authority with jurisdiction.</p>	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.5b LH</b> <b>Exhaust Fans – Kitchen: New Construction – Residential</b> Install power vented fans or range hoods that exhaust to the exterior.</p> <p><b>Exhaust Fans – Kitchen: New Construction – Non-Residential</b> Meet or exceed the current ASHRAE ventilation standard 62.1-2007 for commercial and institutional buildings but not less than the values required by local code unless approved by the authority with jurisdiction.</p>	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.5c</b> <b>Exhaust Fans – Kitchen: Rehabilitation – Residential</b> Install power vented fans or range hoods that exhaust to the exterior.</p> <p><b>Exhaust Fans – Kitchen: Rehabilitation – Non-Residential</b> Meet or exceed the current ASHRAE ventilation standard 62.1-2007 for commercial and institutional buildings but not less than the values required by local code unless approved by the authority with jurisdiction.</p>	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.6a LH</b> <b>Ventilation – Residential</b> Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above three stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.</p> <p><b>Ventilation – Non-Residential</b> Meet or exceed the current ASHRAE ventilation standard 62.1-2007 for commercial and institutional buildings but not less than the values required by local code unless approved by the authority with jurisdiction.</p>	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.6b</b> <b>Ventilation: Rehabilitation – Residential</b> Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above three stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.</p> <p><b>Ventilation: Rehabilitation – Non-Residential</b> Meet or exceed the current ASHRAE ventilation standard 62.1-2007 for commercial and institutional buildings but not less than the values required by local code unless approved by the authority with jurisdiction.</p>	10
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.7</b> <b>Water Heaters: Mold Prevention</b> Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.</p>	Mandatory
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p><b>7.8</b> <b>Cold and Hot Water Pipe Insulation</b> Insulate exposed cold and hot water pipes in climates and building conditions susceptible to moisture condensation.</p>	Mandatory

YES NO ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

Y N ?

<b>7.9a</b>	<b>Materials in Wet Areas: Surfaces</b> In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	Mandatory
<b>7.9b</b>	<b>Materials in Wet Areas: Tub and Shower Enclosures</b> Use fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board or equivalent (i.e., not paper-faced).	Mandatory
<b>7.10a</b>	<b>Basements and Concrete Slabs: Vapor Barrier</b> Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 four inches of gravel over soil. Cover all gravel with 6-millimeter polyethylene sheeting moisture barrier with joints lapped 1 foot or more. Install at least 1" extruded polystyrene below slab in addition to the vapor barrier to control mold growth. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation.	Mandatory
<b>7.10b LH</b>	<b>Basements and Concrete Slabs: Radon – Residential</b> In EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary. For substantial rehab, introduce radon-reduction measures if elevated levels of radon are detected.  <b>Basements and Concrete Slabs: Radon – Non-Residential</b> For new construction projects, follow the guidance contained in the EPA document, Radon Prevention in the Design and Construction of Schools and other Large Buildings. For gut rehabilitation projects, test the building for presence of radon. If elevated levels of radon exist, introduce radon-reduction measurements.	Mandatory
<b>7.11</b>	<b>Water Drainage</b> Provide drainage of water to the lowest level of concrete away from windows, walls and foundations.	Mandatory
<b>7.12 LH</b>	<b>Garage Isolation – Residential</b> Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage.  <b>Garage Isolation – Non-Residential</b> Non-Residential — Meet or exceed the current ASHRAE ventilation standard 62.1-2007 for commercial and institutional buildings but not less than the values required by local code unless approved by the authority with jurisdiction.	Mandatory
<b>7.13 LH</b>	<b>Clothes Dryer Exhaust</b> Clothes dryers must be exhausted directly to the outdoors with a rigid-type vent.	Mandatory
<b>7.14 LH</b>	<b>Integrated Pest Management</b> Seal all wall, floor and joint penetrations with low-VOC caulking. Provide rodent-proof and corrosion-proof screens (e.g., copper or stainless steel mesh) for large openings.	Mandatory
<b>7.15</b>	<b>Healthy Flooring Materials: Alternative Sources</b> Use non-vinyl, non-carpet floor coverings in all rooms.	15
<b>7.16</b>	<b>Smoke-free Building</b> Enforce a "no smoking" policy in all common and individual living areas in all buildings. See full criteria for "common area" definition.	2
<b>7.17 LH</b>	<b>Combustion Equipment: Includes Space and Water-Heating Equipment</b> Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum one per floor.	Mandatory

YES NO ?

Y  N  ?

Y  N  ?

Y  N  ?

Operations and Maintenance		
<b>8.1</b> <b>LH</b>	<b>Building Maintenance Manual</b> Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment, paving materials and landscaping, pest control and other systems that are part of each occupancy unit; an occupancy turnover plan that describes the process of educating the tenant about proper use and maintenance of all building systems.	Mandatory
<b>8.2</b> <b>LH</b>	<b>Occupant's Manual</b> Provide a guide for homeowners/building owners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control and purchase of green power.	Mandatory
<b>8.3</b> <b>LH</b>	<b>Homeowner/Building owner and New Occupant Orientation</b> Provide a walk-through and orientation to the homeowner/building owner or new occupant using the Occupant Manual from 8-2 above that reviews the building's green features, operations and maintenance along with neighborhood conveniences.	Mandatory