

# GreenPoint Rated Version 8.0

## New Single Family and Multifamily Programs

*GreenPoint Rated is the most trusted home rating system in California—with more than 63,000 certified units. The introduction of GreenPoint Rated Version 8.0 offers certification for buildings that go beyond code and provides innovative pathways for buildings to achieve California’s long-term net zero energy and low carbon homes goals. This version goes into effect Jan. 1, 2020 and will be applicable to all projects permitted under 2019 building code.*

The changes below are open for public comment for 30 days. BIG welcomes comments on point thresholds, calculation methodologies, criteria, and overall program design.

### Summary of Changes

GreenPoint Rated 8.0 clarifies existing code, incorporates upcoming code changes, and anticipates future code. Updates were made as a result of input from the public sector, building professionals, and selected stakeholder groups. Changes include the following:

- Deleting measures that have become code-required
- Addressing CALGreen mandatory measures
- Adding new measures for current best practices
- Improving and clarifying definitions of current measures
- Adding new measures that support our low carbon and resiliency goals for building in California

### Proposed Program Changes

- **Energy Evaluation.** With the updates to the 2019 Energy Code, there will be two options for energy compliance under Version 8: Compliance using Title 24 software and the GPR Energy/Water calculator. The compliance software provides a Delta Energy Design Rating (EDR) for low rise and a compliance margin for high rise. For both low rise and high rise, GPR will have a two thresholds: mixed-fuel and all-electric. The thresholds are based on the draft cost effectiveness studies. The final versions are scheduled for release July 15<sup>th</sup>. The GPR E/W calculator path will be available for high-rise residential buildings.
  1. For mixed fuel homes, GreenPoint Rated, as historically done, has a compliance pathway using a compliance margin over the current, or in this case, 2019 Energy Code. In addition to the compliance thresholds the home must be electric ready. The code already requires a dedicated circuit for a future electric water heater, so this would extend this to space conditioning, dryer and stove.
    - Single Family: 6-10 total Delta EDR under 2019 Title 24, depending on climate zone
    - Multifamily:
      - Low rise – 6-10 Delta EDR under 2019 Title 24, depending on climate zone
      - High rise – 5-10% compliance margin over 2019 Title 24
    - Photovoltaics are now required on all low-rise residential new construction,

under 2019 Title 24.

2. In addition to the pathways for mixed-fuel homes, GreenPoint Rated will continue to provide a pathway for all-electric homes. The approach for compliance, for **both single family and multifamily**, is to meet 2019 Title 24 Part 6. There are no additional requirements.
- **CALGreen.** CALGreen residential and non-residential mandatory measures will still be prerequisites for GreenPoint Rated. The CALGreen checklists will be updated to reflect the 2019 California Green Building Code. For New Home projects, points will continue to be allocated for CALGreen compliance as follows: four points (one in each Energy, IEQ/Health, Resources, and Water). Although GreenPoint Rated is a residential rating system, the non-residential standards have been included in the prerequisites for buildings where required, whereby the GreenPoint Rater will verify CALGreen Measures to facilitate verification of CALGreen compliance. The commercial portion of the building is not part of the GreenPoint Rated certification. This verification is not intended to replace code inspection (enforcement), unless authorized by the authority having jurisdiction. There are very minor changes to CALGreen from the 2016 standards. Some of the changes include electric vehicle charging requirements. Please see updated CALGreen checklists for Residential and Non-Residential when released.
  - **Prerequisites.** Below is a summary of the prerequisites for New Home rating systems. Minor changes include CALGreen mandatory measures for code compliance and update of ASHRAE 62.2 - 2016 which continues to apply to all residential occupancies. A new required measure, which will also earn 1 point, is proposed: Require a Certified Energy Analyst to prepare the Title 24 documents.

**Table 1. Summary of Prerequisites**

Measure Category	New Home Single Family	New Home Multifamily
CALGreen Residential	X	X
CALGreen Non Residential		If required
Energy Performance	See above	See above
GreenPoint Rated Checklist on Blueprints	X	X
ASHRAE 62.2-2016	X	X
Certified Energy Analyst	X	X
Green Appraisal Addendum	X	X
Minimum points in each category	X	X
Minimum Total Points	50	50

- **Other Measures.** The annotated checklist identifies anticipated changes to specific measures for both Single Family and Multifamily. These changes have been vetted with subject matter experts and informed by the appropriate codes and standards.
  - **A2.1. 75% C&D Waste Diversion.** Measure has been decreased to 70% due to current status of recycling industry. Single source separation is still one of the best options for highest diversion rates.
  - **A2.2. 65% C&D Waste Diversion (excluding ADC).** This measure has been removed due to recycling industry deficiencies. Obtaining the recycling rate excluding this is not readily available. BIG will continue to monitor the status of recycling industry to determine potential impactful measures.
  - **C4.2 Turf on a Small Percentage of Landscaped Area.** Less than 25% area tier was removed to align with current building trends and standards for lower water landscapes.
  - **H1.1. Sealed Combustion Furnace.** Removed natural draft furnaces regardless of location from eligibility criteria.
  - **H1.2. Sealed Combustion or Heat Pump Water Heater.** Updated point thresholds for gas water heaters and added heat pump water heaters. Removed natural draft water heaters regardless of location from eligibility criteria.
  - **H6.1. Meet ASHRAE 62.2-2016 Ventilation Residential Standards.** Title 24 has adopted the 2016 62.2 standards; measure has been updated to comply with state standards.
  - **H6.3. Outdoor Air is Filtered and Tempered.** Increased filter to MERV 16+. The options for this measure are based on a study by LBNL which demonstrated the 95%+ removal of ultra fine particles, PM2.5, and black carbon when using MERV 16 on supply. The manual will include descriptions of systems and run times required to achieve these benefits and the points for this measure.
  - **H8. High Efficiency HVAC Filter (MERV 16+).** Increased filter to MERV 16+. Code required MERV 13 as a minimum in 2019 Title 24 Part 6
  - **I3. Onsite Renewable Generation.** PV now required on low-rise residential buildings. Generation above requirement is undergoing a feasibility assessment for point allocation and threshold to avoid double counting.
  - **I4.1. All Electric Home.** All electric house built to Title 24 standards. The intent here is to support easy identification of an all electric home to support local jurisdictions and other policies that may be targeting this approach.
  - **I4.2. Low Emission Home.** Given the transition in focus to CO2e and reduction in greenhouse gas emissions, GPR will be replacing the Net Zero Energy Home with a Low Emissions Home measure. The methodology is currently being defined based on best available data and accessibility of the data. It is anticipated that this methodology will evolve over the lifetime of this rating system. The intent is to recognize homes that have a lower emission threshold than a code home. Conceptually, criteria would drive to all electric home built to Title 24 standards with all or partial clean electricity supply. Intent is to develop method to give credit to low emission projects as we look into what's feasible with the current software.
  - **I5. Energy Storage System.** Measure will align with JA12 Title 24 storage system requirements for battery storage. Thermal storage still remains a viable measure and will be reviewed on a case by case basis. Other storage options can also be reviewed on a case by case basis as this is a rapidly evolving area.
  - **J4. All Electric or Combustion Appliance Safety Testing.** Measure is now more explicit on all electric option.

- **J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst.** Measure now required with 1 Energy point. As Title 24 becomes more complicated, getting it right is paramount to achieve savings and benefits that are anticipated. Professionals trained in Title 24 compliance are an asset to client.
- **M6. Electric Vehicle Charging.** Single family measure has been removed as it is now required under CALGreen. Multifamily new construction requires 10% of residential parking to be EV charging stations; Tier I required 15% and Tier II requires 20%.
- **N8.2 Strategies to Address Assessment Findings.** There is greater awareness around resiliency. The measure in version 7, is broad on the checklist and indicates that strategies in general were undertaken to address vulnerabilities. To highlight strategies undertaken, version 8 calls out strategies to address specific climatic extremes, including: wildfire, extreme heat, flooding/extreme precipitation, and other. This will allow developers, cities, and others to more clearly see what issues have been undertaken by the project. Each strategy will include a description of potential actions to meet the intent as well as identify other measures in the checklist that are synergistic. The descriptions of strategies are not exhaustive in order to accommodate evolving strategies, technologies, and creativity.
- **O7. Green Appraisal Addendum.** Addendum only required to be submitted with final certification and not with the initial application.

Below is a brief description of the new measure that is being proposed for the version 8 checklist. Please see the pdf of Single Family and Multifamily Checklists.

- **16. Grid Integrated Buildings.** As the industry looks to buildings as a resource for grid management, GPR is undertaking a measure to recognize the value in the evolving field of grid enable technologies. Building must include at least 2 technologies that are grid enabled. Key aspects for residential are air conditioning, water heating, appliances (washer and refrigerator), and less so lighting. The point thresholds are currently being evaluated.
- **Innovation Measures.** There are several measures that Build It Green is investigating but will not be included on the main checklist at this time; they will be available through the innovations list. These measures are being developed and will evolve over time. Therefore, the innovation measure list affords this flexibility. In addition, several measures that are infrequently used have been moved to the innovation checklist to reduce length of checklist. Please review the innovation checklist for your projects. As opportunities arise, BIG will add measures to this list and provide information through webinars and newsletters to ensure all Raters are up to date on the expanding options.

Interested parties are welcome to contact Build It Green to engage in these discussions to support the evaluation of the measures below.

Public comment period on both single and multifamily is now open. Please use [this link](#) to provide comments or contact Lauren Hotell at [lhottell@builditgreen.org](mailto:lhottell@builditgreen.org).