

Evergreen Criteria Responsibilities Matrix

Criteria that apply to both New Construction and Rehab:
 Criteria that apply to Rehabilitation Only:
 Criteria that apply to New Construction Only:
 Mandatory Criteria (not all apply to every project):

Documentation Group A Design Team Responsibility
 Documentation Group B Design AND Contractor Responsibility
 Documentation Group C Visual Verification/Performance Testing

Criteria	Description	Type	Design Team	Contractor	Doc Resp
Section 1- Green Design Plan					
1-1 Green Design Plan	Green Development Plan	Mandatory	Submit Draft at Contracting Revise During DD Phase	Provide Plan to all subs	A
Section 2- Site, Location, and Neighborhood Fabric					
2-1 Smart Site Location - Infill	Proximity to Existing Development and Infill	Optional - 5 pts	Show on Preliminary Site Plan		A
2-2 Smart Site Location - No Infill	Protecting Environmental Resources: New Construction	Optional - 5 pts	Show on Preliminary Site Plan		A
2-3 Smart Site Location - No Infill	Proximity to Services: New Construction	Optional - 5 pts	Show on Preliminary Site Plan		A
2-4 Compact Development - No Infill	New Construction	Optional - 5 pts	Provide Density Calculation		A
2-5 Compact Development	Compact Development	Optional- 5 pts	Provide Density Calculation		A
2-6 Walkable Neighborhoods	Sidewalks and Pathways	Mandatory	Show on Preliminary Site Plan		A
2-7 Walkable Neighborhoods	Connections to Surrounding Neighborhood	Optional - 5 pts	Show on Preliminary Site Plan		A
2-8 Smart Site Location	Passive Solar Heating/Cooling	Optional - 5 pts	Show building orientation on Preliminary site plan Use appropriate Energy Modeling tool as decision support tool during PD, SD and DD and to document performance improvement over code		A
2-9 Smart Site Location	Grayfield, Brownfield or Adaptive Reuse Site	Optional - 10 pts	Provide documentation of site condition		A
2-10 Transportation	Transportation Choices	Optional - 5 pts or 10 pts (see ESDS criteria)	Show on Preliminary Site Plan		A
Section 3- Site Improvements					
3-1 Site Improvement	Environmental Remediation	Mandatory	Document ESA results Include Remediation Requirements in CDs		A
3-2 Site Improvement	Erosion and Sedimentation Control	Mandatory	Include TESC Plan in CDs	Start-up: Implement TESC plan on-site - Start-up: Communicate to subs Construction: Maintain TESC facilities	B
3-3 Site Improvement*	Landscaping	Optional - 5 pts	Provide Plant List and Planting Plan		A

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3-4 Site Improvement	Surface Water Management	Optional - 5 pts	Perform sizing calcs Design LID facilities Include all details in CDs		A
3-5 Site Improvement	Storm Drain Labels	Optional - 2 pts	Include labeling requirement on plans and specs	Mark all storm drains and inlets as required	B

*You can choose 3-3 or 4-3, not both.

Section 4- Water Conservation

4-1 Water-Conserving	Appliances and Fixtures	Mandatory	Include performance requirement in CDs	Provide documentation of product compliance with CDs	B
4-2 Water-Conserving	Appliances and Fixtures	Optional - 2 to 8 pts	Include performance requirement in CDs	Provide documentation of product compliance with CDs	B
4-3 Water-Conserving*	Efficient Irrigation	Optional - 5 pts	Include design details and spec in CDs	Provide documentation of product compliance with CDs	B

Section 5- Energy Efficiency

5-1 Efficient Energy Use	New Construction	Mandatory	Use Energy Star BOPs or Appendix A Options as design spec, OR Begin Energy Modeling during DD phase Include design details and performance requirements in CDs	Provide documentation of product compliance with CDs	B
5-2 Efficient Energy Use	Efficient Energy Use: Rehabilitation	Mandatory	Use Options in Appendix B to determine Energy Upgrades Include design details and performance requirements in Plans and Specifications	Provide documentation of product compliance with CDs	B
5-3 Efficient Energy Use	Energy Star Appliances	Optional - up to 5 pts: 3 pts clothes washer, 1 point dishwasher, 1 point refrigerator	Include Energy Star performance requirement in CDs	Leave Energy Star labels on all installed appliances until turn-over	C
5-4 Efficient Lighting	Efficient Lighting- Interior	Optional - 5 pts	Include Energy Star performance requirement in CDs Identify location of EnergyStar fixtures and lamps in Lighting Plan	Leave Energy Star labels on all installed fixtures until turn-over, or retain packaging for verification	C
5-5 Efficient Lighting	Common Areas and Exterior	Mandatory	Include performance requirements in spec Identify location of fixtures/lamps in lighting plan	Provide documentation of product compliance with CDs	B
5-6 Electricity Meter	New Construction	Mandatory	Document meter locations in electrical plan		C
5-7 Additional Reductions in Energy Use**	New Construction	Optional - 5 pts for each 5% change	Use Energy Modeling to support design decisions Document performance improvement over code Include design details and performance requirements in Plans and Specifications	Provide documentation of product compliance with CDs	B

Criteria	Description	Type	Design Team	Contractor	Doc Resp
5-8 Additional Reductions in Energy Use ^e	Rehabilitation	Optional - 10 pts	Use Options in Appendix B to determine Energy Upgrades Include design details and performance requirements in Plans and Specifications	Provide documentation of product compliance with CDs	B
5-9 Efficient Energy Use	Photovoltaic (PV) Panels	Optional - Up to 20 pts: 5 pts-1000W, 3 pts each additional 500W	Design appropriate location (size, orientation) for PV installation Include all necessary infrastructure details - mounting, conduit, inverter location, etc. in CDs Specify PV array type and performance requirements	Provide documentation of product compliance with CDs	B
5-10 Efficient Energy Use	Photovoltaic (PV) Ready	Optional - 2 pts	Design appropriate location (size, orientation) for PV installation Include all necessary infrastructure details - mounting, conduit, inverter location, etc. in CDs		C
5-11 Efficient Energy Use	Domestic Water Heating	Mandatory	Include appropriate location/clearance for water heater on plans Include performance requirement in Spec	Provide documentation of product compliance with CDs	B
5-12 Efficient Energy Use	Domestic Water Heating	Optional - Up to 7 pts: On Demand 3 pts or Condensing Boiler 7 pts or Heat Pump 7 pts	Include appropriate location/clearance for water heater on plans Include performance requirement in Spec	Provide documentation of product compliance with CDs	B
5-13 Efficient Energy Use	Solar Water Heating	Optional - 10 pts	Design appropriate location (size, orientation) for solar thermal collector and solar storage tank installation Include all necessary infrastructure details - mounting, conduit, inverter location, etc. in CDs Specify solar collector type, tank size and performance requirements	Provide documentation of product compliance with CDs	B
5-14 Efficient Energy Use	Performance Tested Building Air Sealing	Optional - 7 ACH 50 for 3 pts or 5 ACH 50 for 7 pts	Include Blower Door testing accountability with prescriptive air sealing details (see 5-2 and 5-8) in CDs Include test method language in CDs (see Criterion)	Co-ordinate with verifier/performance tester for testing at substantial completion (consider rough-in test to identify leakage areas while still accessible)	C
5-15 Efficient Energy Use	Performance Tested Duct Sealing	Optional - 10 pts	Include duct leakage testing accountability with prescriptive air sealing details (see 5-2 and 5-8) in CDs Include test method language in CDs (see Criterion) and specify "total leakage" or "leakage to exterior" method	Co-ordinate with verifier/performance tester for duct testing at rough-in while ducts are still accessible for sealing	C

Criteria	Description	Type	Design Team	Contractor	Doc Resp
5-16 Efficient Energy Use	Space Heating and Cooling Equipment Replacement	Optional - Energy Star Furnace 7 pts, or other Central Heating Equipment for 5 pts, or Heat Pump Performance Testing for 2 pts	Include duct sealing requirement in CDs Specify Energy Star equipment and actual performance requirement Include performance testing requirement for Heat Pump if appropriate	Provide documentation of product compliance with CDs Co-ordinate with performance tester for heat pump if appropriate	B
5-17 Efficient Energy Use**	Document Space Conditioning Savings of 50% or More Compared to National Standards	Optional - 17 pts	Use Energy Modeling to support design decisions Document performance improvement over code Include design details, performance requirements and pre-drywall insulation inspection requirement (to meet min RESnet Grade II) in Plans and Specifications	Provide documentation of product compliance with CDs Co-ordinate with verifier for insulation inspection, envelope leakage and duct leakage to exterior testing at substantial completion	B
SUBTOTAL			0	0	
*If you choose 5-8, you cannot also choose 5-14, 5-15, or 5-16.					
**You can choose 5-7 or 5-17, not both.					
Section 6- Materials Beneficial to the Environment					
6-1 Materials Beneficial to Environment	Construction Waste Management	Optional - up to 5 pts (see ESDS criteria)	Include Construction Waste Management Diversion Goal in CDs	Develop a Construction Waste Management Plan before beginning work and post it on-site Develop CWM tracking system Include CWM topic in Safety Meeting Agenda Track and document disposal of all solid waste from site	B
6-2 Materials Beneficial to Environment	Recycled Content Material	Optional - up to 14 pts (see ESDS criteria)	Identify appropriate construction materials for recycled content Specify minimum recycled content requirement for identified materials in CDs Include request for recycled content in other materials as add alternates	Identify suitable materials with recycled content Develop a list of required documentation for submittal log Communicate recycled materials requirements to subs Provide documentation of materials compliance with CDs	B
6-3 Materials Beneficial to Environment	Certified, Salvaged and Engineered Wood	Optional - 10 pts	Identify appropriate certified, salvaged or engineered wood products Specify requirements in CDs Include option for other materials as add alternates	Identify suitable materials as alternates Develop a list of required documentation for submittal log Include materials requirements in contracts with relevant subs Provide documentation of materials compliance with CDs	B
6-4 Materials Beneficial to Environment	Water-Permeable Walkways	Optional - 5 pts	Include permeable walkway areas on site plan, including protection from compaction Specify materials for storage, choker and wearing courses Specify installation requirements	Use fences and signage to protect location for permeable walkway areas from compaction or sedimentation during construction Provide documentation of materials compliance with CDs	B

Criteria	Description	Type	Design Team	Contractor	Doc Resp
6-5 Materials Beneficial to Environment	Water-Permeable Parking Areas	Optional - 10 pts	Include permeable parking areas on site plan, including protection from compaction OR pre-installation amendment requirements Specify materials for storage, choker and wearing courses Specify installation requirements	Use fences and signage to protect location for permeable parking areas from compaction or sedimentation during construction OR amend appropriately prior to installation Provide documentation of materials compliance with CDs	B
6-6 Materials Beneficial to Environment	Roofing	Optional - 5 pts	Specify Energy Star compliant roofing in CDs OR Design and specify vegetated roof system, including specific installation details based on vendor specs	Provide documentation of materials compliance with CDs	B
6-7 Materials Beneficial to Environment	Reduce Heat Island Effect- Paving	Optional - 5 pts	Specify minimum SRI for paving material OR Specify open-grid paving product (minimum 50% void space when installed)	Provide documentation of materials compliance with CDs	B

Section 7- Healthy Living Environment					
7-1 Healthy Living Environment	Low/ No VOC Paints and Primers	Mandatory	Specify that all interior paints and primers must meet Greenseal standards for VOC limits Identify appropriate products for other performance requirements Review submittals for compliance	Determine documentation requirements Include requirements in contracts with relevant subs Track submittals and documentation Control materials on site Provide documentation of materials compliance	B
7-2 Healthy Living Environment	Low/ No VOC Adhesives and Sealants	Mandatory	Specify that all interior adhesives and sealants must meet SCAQMD standards for VOC limits Identify appropriate products for other performance requirements Review submittals for compliance	Determine documentation requirements Include requirements in contracts with relevant subs Track submittals and documentation Control materials on site Provide documentation of materials compliance	B
7-3 Healthy Living Environment	Formaldehyde-free Composite Wood	Optional - 5 pts	Specify that all interior composite wood products must be certified as having no added urea formaldehyde Identify appropriate products for other performance requirements Review submittals for compliance	Determine documentation requirements Include requirements in contracts with relevant subs Track submittals and documentation Control materials on site Provide documentation of materials compliance	B
7-4 Healthy Living Environment	Green Label Certified Floor Coverings	Mandatory	Do not specify carpet for basements, entryways, laundry rooms, bathrooms, kitchens or other wet areas Specify that any carpet must meet CRI Green Label Plus standard and carpet pad must meet CRI Green Label Standard Identify appropriate products for other performance requirements Review submittals for compliance	Determine documentation requirements Include requirements in contracts with relevant subs Track submittals and documentation Control materials on site and do not install carpet in prohibited areas Provide documentation of materials compliance	B
7-5 Healthy Living Environment	Exhaust Fans- Bathroom: New Construction	Mandatory	Specify Energy Star labeled fans with appropriate controls for all bathroom locations Specify capacity and duct design to exterior	Include requirements in contracts with relevant subs Provide documentation of materials compliance	B

Criteria	Description	Type	Design Team	Contractor	Doc Resp
7-6 Healthy Living Environment	Exhaust Fans-Kitchen: New Construction	Optional - 3 pts	Specify Energy Star labeled fans or range hoods Specify capacity and duct design to exterior	Include requirements in contracts with relevant subs Provide documentation of materials compliance	B
7-7 Healthy Living Environment	Ventilation	Mandatory	Design/Specify mechanical ventilation system to meet WA VIAQ or ASHRAE 62.2, including sources of make-up air Specify capacity and duct design to exterior (Consider PT/commissioning)	Include requirements in contracts with relevant subs including PT if required	A
7-8 Healthy Living Environment	HVAC Equipment and Duct Sizing	Mandatory	Require proper sizing of heating/cooling equipment and distribution system to ACCA Manual J, S, and D	Include requirement in HVAC contract for room by room heat loss calcs (ACCA Manual J), ACCA Manual S for sizing equipment and ACCA Manual D for duct distribution sizing Provide documentation of materials compliance	B
7-9 Healthy Living Environment	Water Heaters, Condensing Boilers, Furnaces and Air Conditioning- Mold Prevention	Mandatory	Specify and include details in drawings of catch pan and exterior drains for water heaters, condensing boilers, furnaces and air conditioning	Include requirements in plumbing sub-contract	A
7-10 Healthy Living Environment	Water Heaters- Minimizing Carbon Monoxide (CO) in the Living Space	Mandatory	If using fossil fuel fired heating appliances, specify power vented or closed combustion if located in conditioned space		A
7-11 Healthy Living Environment	Cold Water and Hot Water Pipe Insulation	Mandatory	Specify and mark in drawings: R-3 insulation on all domestic hot water distribution lines less than 2" in diameter Specify and mark in drawings: R-3 insulation on all cold water distribution lines that run outside conditioned space or in locations where condensation may occur (high humidity locations)	Include requirements in plumbing sub-contract	A
7-12 Healthy Living Environment	Materials in Wet Areas- Surfaces	Mandatory	Specify materials with smooth, durable, cleanable, water resistant surfaces in all wet locations (bathrooms, kitchens, utility rooms, entry areas)		A
7-13 Healthy Living Environment	Materials in Wet Areas- Tub and Shower Enclosures	Mandatory	Specify one-piece fiberglass or equivalent shower or tub enclosures Specify cement board, fiber cement board, fiberglass reinforced board, cement plaster or equivalent backer for any tile/grouted finish		A
7-14 Healthy Living Environment	Basements and Concrete Slabs- Vapor Barrier	Mandatory	Specify and include details in drawings per the criterion		A
7-15 Healthy Living Environment	Radon: New Construction	Mandatory	Determine if project is in EPA Zone 1 If yes, specify and include details in drawings for Radon Mitigation System per criterion		A
7-16 Healthy Living Environment	Radon Testing: Existing Buildings	Mandatory	In EPA Zone 1, require Radon testing as part of Phase 1 ESA		A
7-17 Healthy Living Environment	Radon Mitigation: Rehabilitation of Existing Buildings	Mandatory	Based on test results, specify and include details in drawings of radon mitigation system per criterion		A

Criteria	Description	Type	Design Team	Contractor	Doc Resp
7-18 Healthy Living Environment	Water Drainage	Mandatory	Include water management details in drawings for foundation drainage, grading, window and door openings, roof/wall flashing and downspouts Specify us of non-toxic form release for any in-situ concrete form work	Document form release material used	B
7-19 Healthy Living Environment	Garage Isolation	Mandatory	For buildings with attached garages, specify and include details in drawings for continuous air barrier between garage and living space Specify and include in drawings the installation of a CO alarm in any bedroom adjacent to garage wall, o in a living space between garage and bedrooms		C
7-20 Healthy Living Environment	Clothes-Dryer Exhaust	Mandatory	Include details of dryer exhaust duct to exterior of building, away from any ventilation intake Consider specifying rigid sheet metal duct		C
7-21 Healthy Living Environment	Integrated Pest Management	Mandatory	Specify and include details in drawings to seal all wall, floor and joint penetrations. Use rodent- and corrosion-proof screens on large openings		C
7-22 Healthy Living Environment	Lead-Safe Work Practices: Rehabilitation	Mandatory	For buildings built before 1978, develop and implement a plan to test for the presence of lead If found, develop a plan for ensuring lead-safe work practices during renovation, remodeling, painting and demolition	Ensure lead-safe practices plan is included in all relevant sub-contracts Include lead-safe practices in wekklly Safety Meeting agenda	B
7-23 Healthy Living Environment	Healthy Flooring Materials- Alternative Sources	Optional - 5 pts	In place of carpet, specify hard-surface floor coverings containing no vinyl or PVC Include floor covering content requirements, including any performance requirements or certifications in CDs	Determine documentation requirements Include requirements in contracts with relevant subs Track submittals and documentation Control materials on site Provide documentation of materials compliance	B
7-24 Healthy Living Environment	Whole House Vacuum- Reducing Dust	Optional - 2 pts	Specify and include details in drawings for whole-house vacuum system with vacuum exhausted to exterior of building		A

Section 8- Operations and Maintenance

8-1 Operations and Maintenance	Owner's Manual	Mandatory	Produce Owner's Operations and Maintenance Manual per criterion requirements Include releavant ESDS documentation and as-built information		A
8-2 Operations and Maintenance	Occupant's Manual	Mandatory	Produce Occupant Operations and Maintenance Manual per the criterion requirements		A
8-3 Operations and Maintenance	Homeowner and New Resident Orientation	Mandatory	Property Owner/Manager Responsibility	Property Owner/Manager Responsibility	NA