City of Dallas

Green Built™ TEXAS

Green Built Texas Protocol v1
Project Summary and Checklist,
Multifamily and Mixed Use Buildings
New Construction

Summary							
Date of Application							
Compliance Path							
Project Identification							
Project Address							
Owner Identification							
Architect Identification							
Contractor Identification						**Permit No**.	
Third Party Provider						**Provider No.**	
Building Code		IBC Residential Occupancy					
Type of Building				IBC Group R Occupancy: (circle one) R-1. R-2. R-3. R-4		Multifamily	
Stories and Type	**Number of Stories:**	**Unit Type:** 1 bed/1 bath	**Unit Type:** 2 bed/1 bath	**Unit Type:** 2 bed/2 bath	**Unit Type:** 3 bed/2 bath	**Unit Type:** 3 bed/3 bath	**Unit Type:** Other
Garage	Attached	Detached	Carport	None			
Building Sq. Footage	**Lot Size:**		**Building Total Sq. Ft:**		**Area Under Roof:**	**Total Nonroof Area:**	
	IECC Climate Zone: 3A		**Radon Zone:** 3*				
Green Built Texas Protocol	**All requirements mandatory**						

Note: Checklist is intended for use with projects complying with the Dallas Green Construction Code for multifamily residential following the Green Built Texas protocol path. Project seeking Green Built Texas certification must be verified by a certified Green Built Texas verifier in addition to the required plan reviews and inspections performed by a City of Dallas approved Third Party Green Building Provider and an approved Third Party Energy Inspector.
This checklist applies only to residential units in multifamily or mixed used buildings. Other spaces must comply with applicable commercial checklist.
For an addition, not all provisions are applicable. Mark provisions that are not applicable with NA.

* Radon Zone: Dallas lines within Radon Zone 3 - No Radon; the potential exists for building and raw materials from radon zoned areas to be brought into the Dallas area for use on projects

Green Built Texas Protocol V3					
Item	Protocol Element	Compliance		Plan Review/ Inspection	Comments
		Yes	No		
	Site Management				
1	TCEQ Storm Water Permit, when required, and comply with best management practices				Copy of TCEQ Stormwater permit and documentation
2	Tree protection plan or full compliance with established local ordinance for tree protection				Copy of protection plan Visually verify during construction
	Choose minimum one optional strategy				
3	Waste reduction strategies:				Choose minimum of one of the following strategies Requires letter from contractor attesting to compliance with selected strategy/strategies
	Reuse form board on slabs and flatwork				
	Optimize building dimensions to correspond to standard lumber dimensions				
	Develop detailed framing layouts to avoid waste when ordering lumber				
	Set aside lumber and plywood/OSB cutoffs that can be used later as fire blocking, spacers in header construction, similar				
	Use larger pieces of leftover lumber (minimum 6 ft in length) for other jobs or donate to Habitat for Humanity				
	Order drywall in optimal dimensions to minimize cut off waste				
	Set large drywall scraps aside during hanging for use as filler pieces in areas such as closets				
	Estimate masonry material needs carefully to avoid waste				
	Salvage usable bricks, blocks, slate shingles, tile and masonry materials from remodeling and construction. Store for future jobs or divert to salvage operations				
4	Waste recycling strategies:				Copy of waste recycling plan at permit review; Letter from contractor attesting to compliance
	Consult listing of recycling facilities and materials accepted in technical review manual				
	Separate waste				
	On site grinding of wood to mulch				

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		Yes	No		
	Water Efficiency				
1	Irrigation System: Equip system with smart controller (rain, and soil moisture sensors or weather forecast based (ET) irrigation controller				Indicate controller system Supporting documentation
2	Landscape and turf planting limited to drought tolerant species				Visually inspect
3	2 inch deep mulch in landscape beds				Visually inspect
4	Water efficient toilets, work on first flush, 1.3 gpf				Supporting documentation
5	Water heater located within 30 ft. of fixtures, install hot water on demand system, or install parallel piping system that originates from a central manifold				Visually inspect during construction and post construction
6	Energy Star dishwasher				Select two water conservation strategies or install rain or install rainwater catchment system for minimum of 50% of landscape irrigation needs
7	High performance fixtures				Select minimum of two Submit supporting documentation Visual inspection required
	Lavatory faucet flow rates are equal to or less than 1.5 gpm				
	Kitchen and utility faucet flow rates are equal to or less than 2.2 gpm				
	Showerhead flow rates are equal to or less than 2.0 gpm.				
	Lavatory faucets operated with infrared sensors				
8	Zone irrigation system separately for turf and slab/bedding areas				Visually inspect
9	Install low volume, nonspray irrigation system				Select minimum of one Supporting documentation Visually inspect
	Drip irrigation				
	Bubblers				
	Drip emitters				
	Soaker hose				
	Subsurface irrigation				
	No irrigation system				

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	Indoor Air Quality				
1	Calculations based on Manual J house design, specifications and orientation; verify installed equipment matches Manual J calculations (or approved software). Verify proper refrigerant level and HVAC commissioning per manufacturer's specifications. Maintain documentation through warranty period				Submit design load calculations and report documentation Visually inspect
2	Ducts sealed during construction at vent entry and exit				Visually inspect during construction
3	Ducted mechanically controlled fresh air intake system meeting the fresh air needs of unit				Visually inspect during construction
4	If gas furnaces and/or water heaters are located within conditioned space, verify sealed combustion or vented to the outside				Visually inspect during construction
5	Install continuous drainage plane on exterior walls behind cladding material				Visually inspect during construction
6	No vapor barrier on inside of exterior walls				Visually inspect during construction
7	Flashing installed at windows and doors, per Drawing details and manufacturer specifications				Review drawings, specifications Visually inspect during construction
8	Garage: If garage attached or located in building, verify isolated from living space by sealed, gasketed door between the garage and conditioned space; continuous air barrier between walls and ceilings separating the garage from conditioned living space				Review drawing details Visually inspect
9	Combustion air for wood burning fireplaces from outside.				Visually inspect during construction
10	No fiberglass duct board unless sealed properly with low toxic mastic				Visually inspect during construction
11	Return air ducts, jump ducts, or transfer grills in each bedrooms				Visually inspect
12	Minimum 6 mil thick (0.15 mm) vapor barrier under slab				Visually inspect during construction
13	Minimum MERV 8 filters for AC return				Visually inspect Supporting documentation

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Note:	In addition to above, select two additional strategies from below to enhance indoor air quality				
14	Carpets, paddings, and adhesives compliant with emission levels in accordance with the Carpet and Rug Institute's (CRI) Green Label or Green Label Plus indoor air quality program.				Supporting documentation
15	Zero VOC architectural paints and coatings finishes, determined by EPA Method 24 (VOC content below the detection limit for the method)				Supporting documentation
16	Use low VOC adhesives and sealants				Review drawings, visually inspect
17	Install continuous capillary break under bottom plate of all exterior walls				Review drawings Supporting documentation
18	Install equipment designed to maintain Relative Humidity at or below 60%				Supporting documentation Visually inspect during construction to extent possible
19	Install Energy Star programmable thermostats with humidity control				Supporting documentation Visually inspect
20	Carbon monoxide (CO) detector, compliant with Section 5.2.3 of NFPA Standard 720, minimum one per floor				Supporting documentation Visually inspect
21	Install central vacuum (canister unit) that exhausts to the outside of the home				Supporting documentation Visually inspect
22	Install kitchen and bath vanity cabinets that do not contain added urea formaldehyde.				Supporting documentation
23	Install kitchen range hood to vent range to the outside (minimum 100 CFM)				Review drawings Visually inspect
24	Install glass door on wood burning fireplace				Supporting documentation Visually inspect
25	Upgrade AC return filtration to minimum 4 inch pleated or MERV 11 in lieu MERV 8 filters				Supporting documentation Visually inspect
	Energy Efficiency				
1	ENERGY STAR Version 3.0 certification with minimum HERS index of 83.				Submit copy of certification

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	Materials				
1	Engineered lumber products for trusses, joists, and finger jointed dimensional lumber				Supporting documentation
2	Exterior cladding materials with minimum 25 year warranty				Supporting documentation
3	Gutter downspout extensions or concrete splashguards; positive drainage away from house				Visually inspect
4	Advanced framing techniques to reduce waste				Select one technique
	19.2 inch or 24 inch on center framing for floor system and/or load bearing walls				Supporting documentation Visually inspect
	24 inch on center framing for roof systems and/or interior partitions				
	Single top plate walls				
	Advanced wall systems such as SIPs or ICF				
	Steel framing when thermal bridging is mitigated by foam core panels on the outside or blown in foam insulation that covers the studs				
	Right sized headers or insulated (box) headers (where required)				Ladders: 2X6 or deeper wall framing
	Eliminate headers in nonbearing walls				
	Ladders blocking at interior wall to exterior wall intersections (i.e. Ladder T's at perpendicular wall intersection) and double rim joist in lieu of header				
	Two stud corner framing or California Corners				
	Engineered frame design				
	In addition to above, select two additional strategies from below to enhance material durability				
5	Minimum 12 inch roof overhangs based over at least 90 percent of exterior walls to protect the building envelope				Review drawings Visually inspect
6	Metal drip edge at eaves and gable roof edges				Review drawings Visually inspect
7	Continuous, physical, nonchemical foundation termite barrier				Review drawings Supporting documentation
8	Treated termite resistant materials for structural components and exterior claddings of walls, floors or exterior				Supporting documentations

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9	Minimum of 30lb roofing felt or polyethylene underlayment on entire roof for secondary moisture protection.				Review drawings Supporting documentation Visually inspect during inspection
10	Minimum Class 4 roofing material				Review drawings, specifications Supporting documentation
	Homeowner Education				
1	Homeowner operations and maintenance kit and perform walk through				Copy of homeowner manual, document attesting to walk through
2	Homeowner provided with information on local recycling programs, green energy service providers, and Green Built Texas registration process				Copy of homeowner information
	End of Green Built Texas Path Checklist				