



Planning & Development Department

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Green Built Texas Protocol v3 Project Summary and Checklist, One and Two Family Addition

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	IRC	IBC Residential Occupancy			
Type of Building	Single Family	Duplex	Townhouse**	IBC Group R Occupancy: (select one) R-1. R-2. R-3. R-4	
Number of:	Stories:	Bedrooms:	Baths:		
Garage	Attached	Detached	Carport	None	
Building Sq. Footage	Lot Size:	Building Total Sq. Ft:	Area Under Roof:	Total Nonroof Area:	
IECC Climate Zone	2A				
Green Built Texas Protocol V 3.0*	All requirements mandatory				
Note: Checklist is intended for use with projects complying with the Dallas Green Construction Code for one and two family dwelling units 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.					
** Townhouse: As defined by the Dallas Residential Code; may not be multifamily building					
Note: Buildings shall be designed and constructed in accordance with the Energy provisions of Dallas Energy code. Compliance with IECC must be demonstrated separately by City of Dallas registered Third Party Energy Inspector					

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Green Built Texas Protocol V3								
Item	Protocol Element	Plan Review		Inspection			Field Notes	Comments
		Yes	No	Yes	No	N/A		
Water Efficiency								
1	Obtain EPA WaterSense Certification							Submit copy of certification
	Or Implement the following strategies							
2	Irrigation systems shall be equipped with technology that inhibits or interrupts operation of the irrigation system during periods of rainfall, sufficient moisture, and freezing (e.g., rain sensors, soil moisture sensors) or a weather-forecast based (ET) irrigation controller. WS 4.2.6.							Indicate controller system Supporting documentation
3	Limit landscape & turf plantings to drought-tolerant varieties (must survive stage 3 drought restrictions).							Visually inspect
4	Install 2 inch deep mulch in landscape beds							Visually inspect
5	Select water efficient toilets (1.3 gpf) that work with first flush (min. 350 grams)							Supporting documentation
6	Reduce hot water usage by implementing one of the following: (NAHB 801.1.1)							Visually inspect
	<ul style="list-style-type: none">Hot water plumbing running to kitchen and all bathrooms is 30 feet or less in length from water heater and is sized in accordance with the code for the specified application.							
	<ul style="list-style-type: none">One of the following piping system designs is implemented:<ul style="list-style-type: none">Structured-type plumbing with demand-controlled hot water loopsEngineered parallel piping system (i.e. manifold system) in which the hot water line distance from the water heater to the parallel plumbing system is less than 15 feet.Central core plumbing system with all plumbing fixture fittings (e.g. faucets and showerheads) is located such that the volume of water between the water heater and fixture fittings is a maximum of 6 cups.							
	<ul style="list-style-type: none">Pipe runs exceeding 30 feet from the water heater to fixture locations are aided by one of the following:<ul style="list-style-type: none">Tankless hot water heater installed at point of use and served only by cold water,orAn on-demand hot water recirculation system is installed, or							

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Water Efficiency								
	➤ Pipes are insulated to minimum R3. Circulating hot water piping is insulated to minimum R2							
7	Install an ENERGY STAR Dishwasher							Review supporting documentation
Select any two (2) of the following water conservation strategies or install rainwater catchment system to provide for a minimum of 50% of landscape irrigation needs (presence of rainwater catchment system confirmed by verifier and performance attested to by builder and / or landscaping professional):								
	Strategy 1: Select high performance fixtures. Choose any 2 of the following:							
	• All lavatory faucet flows rates are equal to or less than 1.5 gpm.							
	• All kitchen & utility faucet flow rates are equal to or less than 2.2 gpm.							
	• All showerhead flow rates are equal to or less than 2.0 gpm							
	• Lavatory faucets are operated with infrared sensors							
	Strategy 2: Zone irrigation system separately for turf and slab/bedding areas							
	Strategy 3: Install low volume, non-spray irrigation system. Choose any 1 of the following:							
	• Drip irrigation							
	• Bubblers							
	• Drip emitters							
	• Soaker hose							
	• Subsurface irrigation							
	• Use no irrigation system							
Indoor Air Quality								
	Obtain EPA Indoor Air Plus Certification							Submit copy of certification
	OR Implement the following strategies:							
2	Comply with ENERGY STAR Version 3.0 HVAC Quality Installation requirements							Submit copy of Energy Star QI certification
	OR implement all of the following (a-d):							Submit design load calculations and report documentation
	a. Heating and cooling design loads shall be determined for each room according to ACCA Man J, ASHRAE Handbooks, or equivalent software. Heating and							Visually inspect

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	cooling equipment shall be properly sized and							
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Indoor Air Quality								
	selected to meet the design loads. This requirement shall be met by an ENERGY STAR HVAC QI Certificate (where available) OR verification of all the following:							
	• Documentation of design load calculations (i.e., load calculation worksheet or software report), AND							
	• System design documentation (i.e., sizing calculations and equipment performance information), AND							
	• Verification that outdoor and indoor coils match in accordance with the AHRI Directory of Certified Product Performance. For more information, see www.ahridirectory.org							
	b. Sealed Duct system(s) shall be designed according to ACCA Man D, ASHRAE Handbooks, or equivalent software AND installed to be substantially airtight, properly balanced, and protected from construction debris. This requirement shall be met by an ENERGY STAR HVAC QI Certificate (where available) OR verification of all the following prescriptive requirements, OR the Performance Test Alternative below:							Submit documentation
	• Design verified by appropriate documentation (i.e., duct-sizing worksheet or annotated layout), AND							
	• Duct system verified to meet the following additional requirements: ➢ Seams in the HVAC cabinet, plenum, and adjacent ductwork shall be sealed with mastic systems, tape that meets the applicable requirements of UL 181A or UL 181B, or gasket systems. ➢ Building cavities shall not be used as part of the forced air supply or return systems.							

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	➤ Duct openings shall either be covered during construction or vacuumed out thoroughly prior to installing registers, grilles, and diffusers							
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Indoor Air Quality								
	<ul style="list-style-type: none">Duct system verified to meet the following additional requirements:<ul style="list-style-type: none">➤ Seams in the HVAC cabinet, plenum, and adjacent ductwork shall be sealed with mastic systems, tape that meets the applicable requirements of UL 181A or UL 181B, or gasket systems.➤ Building cavities shall not be used as part of the forced air supply or return systems.➤ Duct openings shall either be covered during construction or vacuumed out thoroughly prior to installing registers, grilles, and diffusers							
	Performance Test Alternative: <ul style="list-style-type: none">Room-by-room airflows balanced and measured by the HVAC contractor within +/-20% of calculated room airflows to meet design loads, except for baths, closets, and pantries, ANDDuct system TOTAL leakage test no greater than 6 cfm per 100 s.f. of floor area (or 9% design fan flow), measured at 25 Pa, with duct boots and air handler in place, according to ASTM E1554, ASHRAE 152, or other RESNET-approved method.							
	c. Provide mechanical whole-house ventilation meeting all ASHRAE 62.2 requirements. The following requirements shall be visually verified:							
	<ul style="list-style-type: none">Whole house mechanical ventilation system & controls shall be installed to deliver the prescribed outdoor air ventilation rate (ASHRAE 62.2 section 4), including ventilation restrictions in ASHRAE 62.2 section 4.5 (e.g., not greater							

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	than 7.5 cfm/100 s.f. in “Warm-Humid” climates as defined by IECC Figure 301.1); AND							
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Indoor Air Quality								
	<ul style="list-style-type: none">Transfer air (i.e., air from adjacent dwelling units or other spaces such as garages, crawlspaces, or attics) shall not be used to meet ventilation requirements (ASHRAE 62.2 section 6.1); AND							
	<ul style="list-style-type: none">Outdoor air inlets shall be located a minimum of 10 ft. from contaminant sources (ASHRAE 62.2 section 6.8); AND							Submit ENERGY STAR HVAC QI Certificate
	<ul style="list-style-type: none">Airflow shall be tested to meet rated fan airflow (at 0.25 in. w.c.) OR verify duct(s) sized according to the requirements of ASHRAE 62.2 Table 7.1 and the manufacturer’s design criteria (ASHRAE 62.2 section 7.3)							
	<p>d. Room pressure differentials shall be minimized by installing transfer grilles or jump ducts for any closed room that does not have a dedicated return, except for baths, kitchens, closets, pantries, and laundry rooms. The opening size shall be 1 square in. capacity (grille area) per cfm of supply (including free area undercut below door as part of the area). Performance Test Alternative: Measured pressure differential no greater than 3 Pa (0.012 in. w.c.) between closed rooms and adjacent spaces that have a return. Note: Outdoor air ducts connected to the return side of an air handler shall be permitted as supply ventilation only if the manufacturers’ requirements for return air temperature are met (e.g., most manufacturers recommend a minimum of 60 degrees F air flow across furnace heat exchangers)</p>							
	If gas furnaces and/or water heaters are located within conditioned space they must be sealed combustion or vented to the outside							Visually inspect

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Indoor Air Quality								
	No air-handling equipment or ductwork shall be located in garages. Note: Ducts and equipment may be located in framing spaces or building cavities adjacent to garage walls or ceilings if they are separated from the garage space with a continuous air barrier (see ENERGY STAR Thermal Enclosure Rater Checklist).							Visually inspect
5	Provide local mechanical exhaust ventilation to the outdoors in each bathroom and kitchen, meeting ASHRAE 62.2 section 5 requirements							Review drawings; visually inspect to extent possible
	Avoid attached garage or isolate garage from the living space by providing a tightly sealed, gasketed door between the garage and conditioned space and provide a continuous air barrier between walls and ceilings separating the garage from the conditioned living space.							Visually inspect
7	Install equipment to maintain Relative Humidity at or below 60% using one of the following: a. Additional dehumidification system(s) b. Central HVAC system equipped with additional controls to operate in dehumidification mode							Visually inspect
8	Provide combustion air for wood-burning fireplaces from outside and install glass door or install sealed combustion fireplace							Review drawings, visually inspect to extent possible
9	Use water-based mastic to seal ducts.							Supporting documentation; visually inspect
10	Use minimum MERV 8 filters for AC return. There should be no visible bypass between the filter and the filter rack.							Visually inspect
11	All homes equipped with combustion appliance(s) or an attached garage shall have a carbon monoxide (CO) alarm installed in a central location in the immediate vicinity of each separate sleeping zone (e.g., in a hallway adjacent to bedrooms.) The alarm(s) shall be hard-wired with a battery back-up function and placed according to NFPA 720. The alarms shall be certified by either CSA 6.19-01 or UL 2034.							

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Indoor Air Quality								
<i>Select any two (2) of the following strategies to enhance indoor air quality:</i>								
12	Strategy 1: Select carpets, paddings, and adhesives that are 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
13	Strategy 2: Interior paints and finishes, including 90% or more of such products applied to interior surfaces of homes, shall be certified low-VOC or no-VOC by one of the following: <ul style="list-style-type: none"> Green Seal Standard GS-11, OR Greenguard Certification for Paints and Coatings, OR Scientific Certification Systems (SCS) Standard EC-10.2-2007, Indoor Advantage Gold, OR Master Painters Institute (MPI) Green Performance Standards GPS-1 or GPS-2, OR A third-party low-emitting product list based on CA Section 01350, e.g., the CHPS List at www.chps.net/dev/Drupal/node/381 							Supporting documentation
14	Strategy 3: Install central vacuum (canister unit) outside conditioned space.							Review drawings, visually inspect
15	Strategy 4: Structural plywood and OSB shall be certified compliant with PS1 or PS2, as appropriate, and shall be made with moisture-resistant adhesives as indicated by "Exposure 1" or "Exterior" on the American Plywood Association (APA) trademark. Hardwood plywood shall be certified compliant with the formaldehyde emissions requirements of ANSI/HPVA HP-1-2004 and U.S. HUD Title 24, Part 3280, OR certified compliant with CA Title 17.							Supporting documentation Visually inspect during construction to extent possible
16	Strategy 5: Particleboard and MDF shall be certified compliant with the formaldehyde emissions requirements of ANSI A208.1 and A208.2, respectively, and U.S. HUD Title 24, Part 3280, OR certified compliant with EPPS CPA 3-08 by the CPA Grademark certification program, OR certified compliant with CA Title 17.							

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Indoor Air Quality								
17	Strategy 6: Cabinetry contains no added urea formaldehyde and is made with component materials that are certified to comply with all the appropriate standards listed in Strategies 5 or 6 OR shall be registered brands or produced in registered plants certified under KCMA's Environmental Stewardship Certification Program (ESP 01-06).							Supporting documentation Visually inspect during construction to extent possible
18	Strategy 7: Upgrade AC return filtration to minimum 4-inch pleated or MERV 9 or greater (in lieu of item #9). There should be no visible bypass between the filter and the filter rack. Ensure that filter is compatible with and accounted for in HVAC design calculations.							Supporting documentation Visually inspect during construction to extent possible
Energy Efficiency								
1	Strategy 1: Achieve HERS Index of 65 or below and comply with ENERGY STAR Version 3.0 Thermal Enclosure System Checklist							Submit copy of report/certification
2	Strategy 2: ENERGY STAR Version 3.0 certification							Submit copy of certification
Durability and Moisture Management								
1	Energy Star Version 3.0 Water Management System Checklist							Supporting documentation, copy of checklist
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								

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