

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: 11/10/09
Prepared by: AC
Reviewed by: JB

ITEM/ 6d
SUBJECT: Planning Application 09-004. Design Review. Parking Exception. Conditional Use Permit.

SITE: 1075 Peralta

**APPLICANT/
OWNER:** Nick Peterson & Katherine Hazen

ZONING: R-1 (Single-Family Residential)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission open the public hearing, take public testimony and provide direction to the applicant and staff on the appropriate revisions to the plans, and continue to a date uncertain.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 3,850 sq. ft. lot with a 1,205 sq. ft. one-story, single-family home and 185 square foot garage located at the rear southwest area of the lot. The applicant is requesting Design Review approval to allow an approximately 900 sq. ft. two-story addition to the home, which is located toward the mid are rear areas of the home. The maximum height of the home will increase from 18' 6" feet to 27' 6" feet in height. There is a nonconforming northern side yard setback of approximately 2'-8 on the north side where 3'-6" is required. A Conditional Use Permit is requested to allow the vertical extension of a non-confirming exterior wall on the north side of the residence.

A front yard parking exception is required to allow the second parking space to be located in the front setback. There is not the required width between the home and property line to provide second off-street parking space. The addition will be consistent with the contemporary architectural style, with mixed architectural detailing, of the home. It should also be noted that there is a large deck and spa at the rear of the home, which is proposed to remain with the proposed addition.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, "Existing Facilities," which exempts single-family residences in a residential zone.

DISCUSSION OF KEY ISSUES

Design Review

The existing home has a large bay window on the front elevation with curved parapets, which are a unique and distinct feature of the home. The applicant is proposing to mimic the arched parapet with the second story. There are also short "column-like" accents proposed at the corners of the new roof, which is not consistent with the existing roof. There is a large rectangular window proposed in the middle of the front elevation and two double-hung windows on the side.

The applicant provided one window on the north elevation, where a portion of the wall is recessed from the rest, to maintain privacy for both themselves and the neighbors. As a result the applicant has added large, curved stucco accents that echo the one found over the front door and tiles to provide architectural interest to the elevation. The southern wall has a mix of round, curved, and rectangular shaped windows, board and baton accents, and tile awnings to embellish the elevation.

The applicant has been responsive to staff concerns expressed when the application was first submitted. The revised plans, as presented the Commission, are an improvement from the originally submitted plans. Staff, however, continues to believe that there may be too many finishes and window types to create a cohesive appearance. Staff recommends that the Commission provide direction to the applicant on appropriate changes to design.

Parking Exception

Like many lots found in the city the subject property has a long and functional driveway where a vehicle can be practically parked but measurements do not meet those required for a "legal off-street parking space." The applicant has a few options for parking: 1) remove the garage; 2) expand the garage; 3) move the garage, to provide the second required off-street parking space. Staff recommends that the Commission provide direction to the applicant on the appropriate parking solution.

Conditional Use Permit

The applicant will be improving the foundation but maintaining some of the walls during construction. Considering the smaller width of the lot, 35', and the existing deck, and sauna, staff believes that support for a conditional use permit can be provided.

Attachments:

1. Project Plans
2. Photos

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: Low Density Residential

Zoning: R-1 – Single-Family Residential

20.16 Land Use Classifications

Single family residential

Surrounding North - SFR East - SFR
Property Use South - SFR West - SFR

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table of Site Regulations by District.

	Existing (approx.)	Proposed (approx.)	Requirement
Setbacks			
Front (west)	14'	No change	15'
Side (north)	2'-9"	No change	3'-9"
Side (south)	7'-7"	No change	3'-9"
Rear (east)	47'-1"	No change	20'
Area			
Lot Size	3,850	No change	--
Lot Coverage	31%	No change	50%
Maximum Height	19'	28'	28' max.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

	Existing (approx.)	Proposed	Requirement
Lot Size	3850	No change	--
Floor Area			
First-floor	1186	1230	--
Second-floor	n/a	788	
Cellar	175	226	
Garage	185	No change	
Total	1546	2429	
Total Counted	1361*	2023* **	--
Floor Area Ratio	54.4%	53%	.55

* 185 sq. ft. exempted from “total counted” as permitted by MC 20.24.050 for enclosed parking spaces.

** 55 sq. ft. exempted from “total counted” as permitted by MC 20.24.050 for enclosed staircases and 226sq.ft. exempted for cellar area, which under the previous code section

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

Not applicable.

20.24.110 Fences, Landscaping, Screening.

See Discussion of Key Issues.

20.24.130 Accessory Buildings.

Not applicable

20.28 Off-Street Parking Requirement.

See project description.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

The home has a nonconforming front yard setback of 14’ where 15’ is required.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.58 Art in Public Places Program

Not applicable.

20.68 Green Building Program

See staff report attachments.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was provided on October 30, 2009 in the form of mailed notice to property owners and occupants within a 100-foot radius, and posted in three locations.

20.100.050 Design Review.

See Discussion of Key Issues.

Planning Application #: 09-004

Date Received: 1/27/09
 Fee Paid: \$1,700
 Receipt #: 424485



City of Albany



PLANNING APPLICATION FORM FOR DESIGN REVIEW AND CONDITIONAL USE PERMITS FOR RESIDENTIAL PROJECTS

For PLANNING & ZONING COMMISSION action:	
<input checked="" type="checkbox"/> Design Review - residential additions or exterior modifications.	\$560* / Admin. \$400*
<input checked="" type="checkbox"/> Parking Exceptions/Reductions - see separate handout	\$620*
<input checked="" type="checkbox"/> Conditional Use Permit - Non-Conforming Wall(s)	\$1110

* When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/3 fee will be charged for any other ones.

The City of Albany Municipal Code has certain requirements for approving Design Review of additions to Single Family Residences. Please complete the following application to initiate the process. Please be aware that staff may have additional questions for you based on your responses. You should anticipate that planning staff and/or Planning and Zoning Commissioners will visit your site prior to your Planning and Zoning Commission meeting.

Job Site Address: <u>1075 Peralta Ave</u>		Zone: <u>R1</u> R2 R3 R4 Other overlays:
Property Owner(s) Name: <u>Nick Peterson</u> <u>Kathleen Hazen</u>	Phone: <u>510 525 1223</u> Fax:	Email: <u>Nickatia@hotmail.com</u>
Mailing Address: <u>same</u>	City: <u>Albany</u>	State/Zip: <u>CA 94700</u>
Applicant(s) Name (contact person): <u>same</u>	Phone: <u>same</u> Fax:	Email: <u>same</u>
Mailing Address:	City:	State/Zip:

GENERAL INFORMATION (Please fill out this Chart - existing & proposed:)

Item	Required	Existing	Proposed
How big is your lot? Express in square feet.	N/A	<u>3050</u>	<u>3050</u>
What is the floor area of: your existing residence (see additional handout on how to measure this)		<u>1205</u>	<u>2000</u>
any detached buildings—garage, sheds, etc.		<u>175</u>	<u>175</u>
How many square feet is your addition?	N/A	N/A	<u>795</u>
What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this)	55% maximum allowed:	<u>31%</u>	<u>52%</u>
What is your lot coverage? ²	N/A	<u>31%</u>	<u>31%</u>
What is the amount of impervious surface on the lot?	N/A	<u>57%</u>	<u>54%</u>
What is the maximum height of your residence?	28 ft. maximum	<u>19 FT</u>	<u>20 FT.</u>
How many dwelling units are on your site?	1 (2 with special permit)	<u>1</u>	<u>1</u>
How many parking spaces do you have in a garage? ³	see note 3 below	<u>1</u>	<u>1</u>
What are the interior dimensions of your garage?	7'6" by 16'	<u>9'x17'</u>	<u>9'x17'</u>
What is the narrowest width of your driveway?	6.5' is the narrowest allowed	<u>7'-3"</u>	<u>7'-3"</u>

PROJECT ADDRESS: 1075 PERALTA AVE.

Item	Required	Existing	Proposed
Setbacks:			
Front yard: What is the minimum distance between the front wall of your house and the front property line?	15 feet minimum	11'-6"	11'-6" (E)
Side yards: What is the shortest distance between a side wall of your house and a side property line?	10% of lot width; min. 3 ft; max. 5 ft. Corner lot 7 ft. 6 in	7'-5" 2'-9"	5'-7" 2'-9"
Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line?	20 feet minimum	47'-1"	47'-1"
Hillside District only: What is the slope of your lot?	if > 15%	NA	NA

N
S

Notes:

- 1 Floor Area Ratio (FAR) applies to single family residential development in all zones. It is defined as the ratio between the gross floor area of a building(s) on a lot compared to gross square feet of lot (see FAR Handout).
- 2 Lot Coverage is defined as the land area covered by all structures except uncovered decks, porches, landings, balconies or stairways that are less than 6 feet above grade as well as eaves, trellises and similar structures that do not have solid roofs.
- 3 The Albany Municipal Code requires that every residential unit must have 2 off-street parking spaces. Some exceptions may apply in your situation. See the parking section of the Zoning Ordinance for a complete list of possible exceptions.

(Please use additional sheets to explain any of your responses to the following).

1. Will the construction of the addition require the removal of any mature trees? NO
If yes, please describe: _____
2. Are the architecture, materials and colors of the proposed addition consistent with the existing dwelling? Yes
If yes, please describe how: common materials (stucco, wd siding, red tile) & forms
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? Yes.
If yes, please describe how: surfaces are broken up by complementary w/ architectural shapes.
4. If you have no garage, where do you park vehicles? NA

Story Poles - For new residential construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles", a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations. These poles shall be erected at least ten (10) days prior to the design review meeting, and shall be maintained in place through the date of the meeting.

The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.

[Signature] 1/27/09
Signature of Property Owner Date

[Signature] 1/27/09
Signature of Applicant (if different) Date

Community Development Department staff is available Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706 (510) 528-5760.

Humbert 1 1/2" CW
 Spruce 40" "
 Tulip 20" (4 trunk) "

Applicant Name: Peterson
 Project Address: 1075 Peralta
 Date Reviewed: _____ Planner _____



Eyelet 7 3/4" V
 Per 2 1/2" D
 Pin 3 1/2" D

PLANNING APPLICATION
Submittal Requirements/Checklist
 Computer 8 1/2" CW

Within 30 days of submittal, Community Development Staff will review this application for completeness of required information. All applicable information listed in the checklist below must be included for an application to be deemed complete. A notice of completeness or non-completeness will be mailed to the applicant. Further revisions of completed material may be necessary after the 30-day period.

368
 92
 279

 530

700 added
 ~ 600 removed

SUBMITTAL REQUIREMENTS	Provided		
	Y	N	NA
<ul style="list-style-type: none"> 10 full size sets plus 1 reduced copy (11" X 17") of all drawings. 	<input type="radio"/>		
<ul style="list-style-type: none"> 1 electronic copy must be included. The preferred format for electronic submissions is Adobe Portable Document Format (.pdf). However, for plans that cannot be converted to pdf format, the submission may be made in Design Web Format (.dwf). 	<input checked="" type="checkbox"/>		
Completed Application Form			
<ul style="list-style-type: none"> Include the addresses, contact information and signatures of Property Owner(s) and Applicant(s). 	<input checked="" type="checkbox"/>		
Project Summary			
<ul style="list-style-type: none"> Text description of all work being done on title page. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Verify if any excavation will be required as a result of the project. If so, approximately how many cubic yards will need to be removed? <u>2 cu</u> 	<input checked="" type="checkbox"/>		
Area Calculations			
<ul style="list-style-type: none"> Calculation and diagram of how Floor Area Ratio (FAR) is determined for existing and proposed, including any reductions allowed under the Zoning Ordinance 			
<ul style="list-style-type: none"> Total square footage renovated/remodeled and total square footage added 			
Site Plan must be fully dimensioned, legible and drawn to scale (20' = 1" minimum) and include:			
<ul style="list-style-type: none"> North arrow, property boundaries and easements. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Existing visible landmarks (utility poles, street lights, fire hydrants). 			<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Foundation and roof lines of all existing and proposed structures located on the property; differentiate between proposed and existing structures 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Foundation lines of all neighboring structures located on adjacent lots. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> On-site driveways, parking spaces, landscaped areas, patios, etc. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Street right-of-way lines, curb line or pavement edge, sidewalks, and parkways. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> The trunk location, circumference measured 2' above grade, drip line, and species of all trees that are within 20 feet of the area proposed to be modified. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Fences and walls (including retaining walls), showing height and indicating materials 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Yards and open space areas. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Storage areas and screening. 	<input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> Topographic features: streams, drainage channels, ditches, rock outcroppings, etc. 			<input checked="" type="checkbox"/>

SUBMITTAL REQUIREMENTS	Provided		
	Y	N	NA
<ul style="list-style-type: none"> Accurate contour lines: <ul style="list-style-type: none"> a. Slopes between 0 - 15% - contour interval must be two feet. b. Slopes exceeding 15% - contour interval must be five feet. Provide a conceptual drainage plan, show any new or relocated downspouts, below grade drain lines, etc.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Plans must be fully dimensioned, legible and drawn to scale (1' = 1/8" minimum) and must include:			
<ul style="list-style-type: none"> Existing, remodeled, demolished and new walls, stairs, windows, doors, etc., clearly delineated. Floor plans must be in context with setbacks from property lines clearly shown. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Elevations and Sections must be fully dimensioned, legible and drawn to scale (1' = 1/8" minimum) and must include:			
<ul style="list-style-type: none"> Existing elevations, including ground line, wall height, floor height, and ridge height, roof pitch. Proposed elevations - include above information as well as details such as downspouts, chimneys, exterior lighting, etc. Street elevation - including adjacent residences. Section drawing(s) 1) Through tallest portion of proposed structure showing existing and proposed grade; 2) Typical section showing the street and curb all the way through to the rear property line. Color board and Color rendering, if not matching existing materials on residence. Minimum size of (8 1/2" x 11") to include exterior finish/color, window trim, roof material, siding materials, etc. (one copy). <i>matching</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Important Information:			
<ul style="list-style-type: none"> Green Building Program Checklist - Contact Staff for appropriate checklist. Property Survey if any part of addition is less than 4 feet from a property line. Photographs (electronic or paper) of the existing property and abutting neighbors. Window Details - photograph of existing windows and manufacturers cut sheet of proposed windows, including trim details, showing how new windows will match existing. <i>TBD for energy efficiency</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Information - submit only if required by Planning staff			
<ul style="list-style-type: none"> Environmental Report Title Report Lighting Plan Other _____ 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

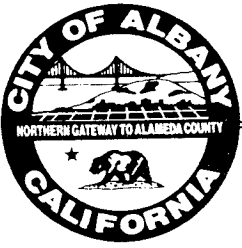
change window

For Office Use:

_____ This Quick Check has determined that the application submittal is incomplete and cannot be accepted.

_____ This Quick Check has determined that the application appears to contain the items required by this Submittal Checklist (completeness as defined by Section 65943 will be determined within 30 days of application) and processing will begin.

Community Development Department staff is available Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706, TEL: (510) 528-5760.



City of Albany

1000 SAN PABLO AVE. • ALBANY, CALIF. 94706 • TELEPHONE (510) 528-5775 • FAX (510) 528-5774

FIRE DEPARTMENT
FIRE PREVENTION BUREAU

13 March 2009

Department of Community Development & Environmental Resources
City of Albany

RE: Pre Planning & Zoning, Fire Department Requirements

1075 Peralta Ave:
1st level remodel &
2nd level addition
approx. 2023 sq ft)

This dwelling will be required to install throughout, an Automatic Fire Extinguishing System.
Ordinance No. 94-010, Albany Municipal Code, Chapter 11, Section 11-2.3a (3)(a).

Plans, information sheets on all sprinkler components and hydraulic calculations are required before Building Permit will be issued.

A 110 volt interconnected photoelectric smoke alarm system with a 10-year lithium battery back up is acceptable with a fire suppression system.

Brian J. Crudo
Battalion Chief/Fire Marshal

JAN 27 2009

COMMUNITY DEVELOPMENT DEPARTMENT



City of Albany

Green Building Program Rating System for Remodeling Projects* Supplemental Application Form

*Please obtain other appropriate Green Point Checklist for projects other than Single Family Residential Remodeling Projects

Project Address: 1075 Peralta Ave
 Checklist Prepared By: NICK PETERSEN (owner)
 Date Prepared: 1/26/09

	INPUT	Resources	Energy	IAQ/Health
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A. Site

1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	Y	4		
2. Salvage Reusable Building Materials	4 Resource pts y=yes	Y	4		
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes	NA			
4. Protect Native Soil	2 Resource pts y=yes	Y	2		
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	Y	1		
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	Y	2		
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes				
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes	Y	4		
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes	NA			
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes	Y	2		
11. Provide for On-Site Water Catchment / Retention	2 Resource pts y=yes	Y	2		

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B. Foundation

1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points	up to 5 Resource pts	NA			
2. Use Recycled Content Aggregate	2 Resource pts y=yes	NA			
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	NA			

C. Structural Frame

1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes	Y	3		
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.	Y			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes	Y	2		
4. Use Web Floor Trusses	2 Resource pts y=yes	NA	2		
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes	NA			
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes	Y	2		
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes	NA	2		
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes	NA	2		
9. Use Structural Insulated Panels (SIPs)					
a. Floors	3 Energy pts y=yes	NA			
b. Wall	3 Energy pts y=yes	NA			
c. Roof	3 Energy pts y=yes	NA			

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		INPUT	Resources	Energy	IAQ/Health
10. Apply Advanced Framing Techniques	4 Resource pts	y=yes	NA		
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts	y=yes	Y	3	
12. Use OSB					
a. Subfloors	1 Resource pt	y=yes	Y	1	
b. Sheathing	1 Resource pt	y=yes	Y	1	
5					

D. Exterior Finish

1. Use Sustainable Decking Materials					
a. Recycled content	3 Resource pts	y=yes	NA		
b. FSC Certified Wood	3 Resource pts	y=yes	NA		
2. Use Treated Wood That Does Not Contain Chromium/Arsenic	1 IAQ/Health pt	y=yes	Y	1	
3. Install House Wrap under Siding	1 IAQ/Health pt	y=yes	Y	1	
4. Use Fiber-Cement Siding Materials	1 Resource pt	y=yes	Y	1	
3					

E. Plumbing

1. Install Water Heater Jacket	1 Energy pt	y=yes	NA		
2. Insulate Hot and Cold Water Pipes	2 Energy pts	y=yes	Y	2	
3. Retrofit all Faucets and Showerheads with Flow Reducers					
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.		NA		
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.		NA		
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.		Y	3	
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt	y=yes	N		
6. Convert Gas to Tankless Water Heater	4 Energy pts	y=yes	Y	4	
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.		N		
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts	y=yes			
9					

F. Electrical

1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points)	Up to 4 Energy pts.				
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.		NA		
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.		N		
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points) <i>BR 2 CFL</i>	Up to 4 Energy pts.		Y	4	
4					

G. Appliances

1. Install Energy Star Dishwasher	1 Energy pt	y=yes	NA		
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt	y=yes	Y	1	
3. Install Energy Star Refrigerator	1 Energy pt	y=yes	Y	1	
4. Install Built-In Recycling Center	3 Resource pts	y=yes	Y	3	
5					

H. Insulation

1. Upgrade Insulation to Exceed Title 24 Requirements					
a. Walls	2 Energy pts	y=yes	Y		
b. Ceilings	2 Energy pts	y=yes	Y		
4					

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			INPUT	Resources	Energy	IAQ/Health
2. Install Floor Insulation over Crawl Space	4 Energy pts	y=yes	Y	4		
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde <i>using cellulose</i>	3 IAQ/Health pts	y=yes	N			
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	y=yes	Y	2		
5. Use Cellulose Insulation						
a. Walls	4 Resource pts	y=yes	Y	4		
b. Ceilings	4 Resource pts	y=yes	Y	4		
6. Alternative Insulation Products (Cotton, <u>spray-foam</u>)						
a. Walls	4 Resource pts	y=yes				
b. Ceilings	4 Resource pts	y=yes	Y	4		
<i>c. Floors</i>						
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	Y	1		
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	Y	2		
c. Low Conductivity Frames	2 Energy pts	y=yes	Y	2		
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes	Y	1		
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes	Y	2		
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes	Y	3		
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	NA			
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	Y	2		
5. Install Solar Attic Fan	2 Energy pts	y=yes	NA			
6. Install Attic Ventilation Systems	1 Energy pt	y=yes	NA			
7. Install Whole House Fan	4 Energy pts	y=yes	Y	4		
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes	NA			
b. Water Heaters	3 IAQ/Health pts	y=yes	Y	3		
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes	NA			
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes	NA			
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes	NA			
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes	NA			
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes	Y	1		
b. Install/Replace Dampers	1 Energy pt	y=yes	NA			
c. Install Airtight Doors	1 Energy pt	y=yes	NA			
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes	NA			
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes	NA			
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes	Y	5		
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes	NA			
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating	4 Energy pts	y=yes	Y	4		
2. Install Solar Water Heating System	10 Energy pts	y=yes	Y			
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes	Y			
4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Energy pts		Future			

18

6

20

7 future

44

		INPUT	Resources	Energy	IAQ/Health
6. Select Safe and Durable Roofing Materials	1 Resource pts	y=yes	Y	1	
7. Install Radiant Barrier	3 Energy pts	y=yes	Y	3	

L. Natural Heating and Cooling

1. Incorporate Passive Solar Heating
2. Install Overhangs or Awnings over South Facing Windows
3. Plant Deciduous Trees on the West and South Sides

5 Energy pts	y=yes	Y	5		
3 Energy pts	y=yes	Y	3		
3 Energy pts	y=yes	NA			

M. Indoor Air Quality and Finishes

1. Use Low/No-VOC Paint
2. Use Low VOC, Water-Based Wood Finishes
3. Use Low/No VOC Adhesives
4. Use Salvaged Materials for Interior Finishes
5. Use Engineered Sheet Goods with no added Urea Formaldehyde
6. Use Exterior Grade Plywood for Interior Uses
7. Seal all Exposed Particleboard or MDF
8. Use FSC Certified Materials for Interior Finish
9. Use Finger-Jointed or Recycled-Content Trim
10. Install Whole House Vacuum System

1 IAQ/Health pts	y=yes	Y	1		
2 IAQ/Health pts	y=yes	Y	2		
3 IAQ/Health pts	y=yes	Y	3		
3 Resource pts	y=yes	Y	3		
6 IAQ/Health pts	y=yes	Y	6		
1 IAQ/Health pts	y=yes	NA			
4 IAQ/Health pts	y=yes	NA			
4 Resource pts	y=yes	Y	4		
1 Resource pts	y=yes	Y	1		
3 IAQ/Health pts	y=yes	N			

N. Flooring

1. Select FSC Certified Wood Flooring
2. Use Rapidly Renewable Flooring Materials
3. Use Recycled Content Ceramic Tiles
4. Install Natural Linoleum in Place of Vinyl
5. Use Exposed Concrete as Finished Floor
6. Install Recycled Content Carpet with Low VOCs

8 Resource pts	y=yes				
4 Resource pts	y=yes				
4 Resource pts	y=yes				
5 IAQ/Health pts	y=yes				
4 Resource pts	y=yes				
4 Resource pts	y=yes				

O. City of Albany Incentives

1. Additions less than 50% increase in floor area
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.
3. Seismic upgrade of existing building
4. For having a hybrid or zero emissions vehicle
5. For having no automobile
6. Plant more than one street tree when feasible
7. Earthquake kit

20 Resource pts	y=yes	Y			
10 Resource pts	y=yes	Y			
25 Resource pts	y=yes	Y	25		
2 IAQ/Health pts	y=yes	Y	2		
5 Resource pts	y=yes				
2 IAQ/Health pts	y=yes				
2 IAQ/Health pts	y=yes	Y	2		

TOTAL POINTS ACCUMULATED:

(50 Points REQUIRED from all 3 columns)

50 points total Req'd

1103