



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 6 ITEM C: GREEN BUILDING REQUIREMENTS

Required for newly constructed buildings and additions of more than 20,000 square feet for projects located in the Downtown area (Commercial-Downtown Mixed Use District, generally bounded by MLK Jr. Way to the west, Dwight Way to the south, Oxford Street to the east, and Hearst Avenue to the north).

Submit the following:

1. A completed LEED Checklist (typically for commercial projects), showing that the proposed project is on track for LEED Gold certification or above, or a completed GreenPoint Rated (GPR) Checklist (for residential and most mixed-use projects), showing that the proposed project is on track for GPR Silver certification or above.

Please see attached GreenPoint Rated Checklist and summary below

Greenpoint Checklist - Summary	Points Achieved	Community	Energy	OAQ/Health	Resources	Water
		Possible Points				
Total Available Points in Specific Categories	404	46	141	69	94	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	126.0	11.0	35.0	28.5	36.5	15.0



NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

Total Points Targeted: 126

Certification Level: . . .

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

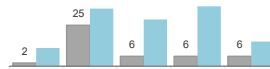
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 7

POINTS REQUIRED

■ Minimum Points
 ■ Targeted Points



The Berkeley Collection 2801 Adeline Street & 2900 Shattuck Avenue		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Measures		Possible Points						
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
Yes	A1. Construction Footprint	1				1		
A2. Job Site Construction Waste Diversion								
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
No	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0				2		
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1		
Yes	A3. Recycled Content Base Material	1				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			
A6. Stormwater Control: Prescriptive Path								
Yes	A6.1 Permeable Paving Material	1					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
No	A6.3 Non-Leaching Roofing Materials	0					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path	0					3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete	1				1		
N/A	B2. Radon-Resistant Construction	0			2			
Yes	B3. Foundation Drainage System	2				2		
N/A	B4. Moisture Controlled Crawlspace	0			1			
B5. Structural Pest Controls								
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage							
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)						1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
Yes	C5. Trees to Moderate Building Temperature	0		1	1		1	
Yes	C6. High-Efficiency Irrigation System	0					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	
No	C8. Rainwater Harvesting System	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
TBD	C11. Landscape Meets Water Budget						1	
C12. Environmentally Preferable Materials for Site								
Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
Yes	C13. Reduced Light Pollution	1	1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	C16. Maintenance Contract with Certified Professional	1					1
Yes	C17. Community Garden	2	2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3		1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
Yes	D1.3 Advanced Framing Measures	2				2	
TBD	D2. Construction Material Efficiencies					1	
D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1	
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	D4. Insulated Headers			1			
D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
No	D7. Energy Heels on Roof Trusses	0		1			
No	D8. Overhangs and Gutters	0		1		1	
D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	
E. EXTERIOR							
Yes	E1. Environmentally Preferable Decking	1				1	
No	E2. Flashing Installation Third-Party Verified	0				2	
No	E3. Rain Screen Wall System	0				2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
No	E6. Vegetated Roof	0	2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1		
No	F2.2 Ceilings	0			1		
F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	1					1
No	G3. Pre-Plumbing for Graywater System	0					1

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	G4. Operational Graywater System	0					3
No	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	0					1
No	G6. Submeter Water for Tenants	0					2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
Yes	H2. High Performing Zoned Hydronic Radiant Heating System	2		1	1		
H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1		
H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
H7. Effective Range Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1		
TBD	H9. Advanced Refrigerants				1		
I. RENEWABLE ENERGY							
TBD	I1. Pre-Plumbing for Solar Water Heating			1			
Yes	I2. Preparation for Future Photovoltaic Installation	1		1			
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
Yes	I5. Energy Storage System	1		1			
TBD	I6. Solar Hot Water Systems to Preheat Domestic Hot Water			4			
≥60% of common area	I7. Photovoltaic System for Multifamily Projects	4		8			
J. BUILDING PERFORMANCE AND TESTING							
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing				1		
TBD	J4. Combustion Appliance Safety Testing				1		
J5. Building Energy Performance							
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0		30			
10.00%	J5.2 Non-Residential Spaces Outperform Title 24	10		15			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
Yes	J8. ENERGY STAR for Homes	1		1			
No	J9. EPA Indoor airPlus Certification				1		
No	J10. Blower Door Testing	0			3		
No	J11. Compartmentalization of Units	0		1	1		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entryways to Individual Units	1			1		
Yes	K1.2 Entryways to Buildings	1			1		
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2		
TBD	K3. Low-VOC Caulks and Adhesives				1		
K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
Yes	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	2			2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
Yes	K9. Durable Cabinets	2				2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	
L. FLOORING							
TBD	L1. Environmentally Preferable Flooring					3	
>50%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	2			3		
Yes	L3. Durable Flooring	1				1	
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
	M2. Efficient Clothes Washing and Drying						
Comm	M2.1 CEE-Rated Clothes Washer	2		1			2
Yes	M2.2 Energy Star Dryer	1		1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
Yes	M4.1 Built-In Recycling Center	1				1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure	1		2			
Yes	M7. Central Laundry	1					1
TBD	M8. Gearless Elevator			1			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
TBD	N3.3 Traffic Calming Strategies		2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1.5 spaces per unit	N3.7 Reduced Parking Capacity	1	2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment		1		1	1	

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	N8.2 Strategies to Address Assessment Findings	1			1	1	
N9. Social Equity							
TBD	N9.1 Diverse Workforce	1				1	
TBD	N9.2 Community Location	1			1		
N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2					
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1					
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	1					
N11. Mixed-Use Developments							
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1					
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2 Water Home System Monitors						1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building	2					
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes	2					
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Smokefree Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices	1			1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
Yes	P3.2 Construction Phase	3		2	1		
TBD	P3.3 Post-Construction Phase			2	1		
TBD	P4. Building Enclosure Testing			1	1	1	
Summary							
Total Available Points in Specific Categories		404	46	141	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		126.0	11.0	35.0	28.5	36.5	15.0