



Planning Department
Building and Safety

7/26/2010

Graham Hill

(510) 836-5400

graham@lowneyarch.com

RE: 1425 Henry St

Dear Graham,

Thank you for contacting the City of Berkeley Best Builders Program recently regarding the green building consultation requirement for your project. This letter serves to show that you have completed the consultation and may now apply for your Use Permit or Administrative Use Permit. Please print this letter and include it with your application.

During our consultation we identified these potential green goals for your project:

Site

1. Alternate Transportation Access

Project is located within ¼ mile of bus lines and Bart

2. Reduced Parking

No added parking

3. Reduced Heat Island Effect

Additions to structure to have cool roof

High albedo concrete in paved areas

Increased landscaping in parking area

New tree planting to increase shading of parking area

Water

4. Water Efficient Plumbing Fixtures

High efficiency toilets ≤ 1.28 gallons per flush

Faucets flow rate ≤ 1.5 gallons per minute for all faucets except kitchen

Urinals, low flow ≤ .5 gpf

Prerinse spray valves low rate ≤ 2 gpm.

Energy

5. Improved energy efficiency

Reduce lighting power density to 90% of code
Verify outside air economizer operation
High performance windows for all windows replaced
All new or replaced windows have low conductivity frames, thermal breaks for metal frames
Fuel cell on site generation
Charging station for electrical vehicles
Automatic daylight sensors installed at least 75% of spaces with exterior non-north facing windows
Locate occupancy sensors in 40% of intermittent or non-regularly occupied spaces
Multi-level switching in all "daylit" areas
All new exit signs to be LED or nuclear
Install ENERGY STAR rated office equipment and appliances
Tight ducts, duct testing and sealing on all ductwork
Develop and implement an Operations and Maintenance plan for the building

Materials

6. Construction Waste Management

Must meet BMC 19.24 construction and demolition recycling requirements

7. Environmentally Preferable Materials

Furniture (includes all systems and stand-alone furniture). At least 75% of all interior trim (by number or pieces) meet environmentally preferable criteria.
Ceiling tiles- At least 75% of all ceiling tile (by square feet) meet environmentally preferable criteria.
Insulation- At least 75% (by volume, square feet or cost) of all insulation meet environmentally preferable criteria.
Flyash in concrete- Achieve 15% flyash as percentage of Portland cement for all new concrete poured
Low-Emitting interior Paint. All interior paints are low emitting ≤ 50 grams /liter for flat paints ≤ 150 grams /liter for non-flat paints and other coatings.
Low-Emitting Adhesives & Sealants. All adhesives and sealants are low-emitting according to the South Coast Air Quality Management District Rule 1168 (see www.aqmd.gov/rules/reg11/r1168.pdf for VOC limits)
Low emitting carpeting. All carpeting, carpet pads and adhesives are certified Green Label Plus per the Carpet and Rug Institute (CRI) See www.carpet-rug.org for label requirements and product lists.
Low-emitting Composite Wood. All interior composite wood (mdf, plywood particle board etc.) contain no added urea formaldehyde.

8. Collection Of Recyclables

Encourage ongoing recycling by providing at least as much bin volume for recycling as for waste.

Indoor Environment & Air

9. Daylight, views & Natural Ventilation

Provide access to views to the outdoors from 80% of regularly occupied areas
Provide Ceiling fans at interior offices for comfort.

Consider the specifying following standard in your plans for insulation installation as a minimum standard:

<http://www.naima.org/pages/resources/library/pdf/BI402.PDF>

Sincerely,

Roger Rushing
Senior Green Building Inspector
City Of Berkeley

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