

MARIN COUNTY GREEN BUILDING FORM

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 500 SQUARE FEET OR MORE

These green building standards apply to single family residential renovations (additions and alterations to one- and two-family dwellings and townhouses) 500 square feet or greater in unincorporated Marin County. Square footage associated with the creation of a new ADU doesn't count toward this square footage threshold. Requirements went into effect on January 1, 2026, and will expire December 31, 2028.

The process below helps applicants understand and comply with the County's requirements. Please refer to [Title 19.04 and 19.07 of the Marin County Building Code](#) for the complete local ordinance.

GREEN BUILDING PROJECT PROCESS

1 PROJECT DESIGN

It is important for project owners, architects, engineers, and designers to understand the applicable state and local green building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimize back and forth.

2 PLANNING APPLICATION (IF REQUIRED)

If your project is subject to planning review, be prepared to identify in your planning application what compliance methods you've selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements outlined in the Green Building Checklist, these concerns and any requests for exemptions should be identified in your planning application.

3 INITIAL BUILDING PERMIT SUBMITTAL

All the following **MUST** be included with your initial application for a building permit:

- ☐ Completed [Marin County Green Building Checklist](#) (page 2)
- ☐ Completed [Marin County Energy Checklist](#) (unless exempt, pages 3-9)
- ☐ A completed CALGreen checklist must be attached to building plans showing that all residential CALGreen Tier 1 measures (except energy efficiency) are met. The [Marin County CALGreen checklist](#), third-party checklists, or equivalent documentation are accepted.
- ☐ Energy Code compliance documents as required under State Energy Code

DEFINITION OF "NEW CONSTRUCTION"

Removal or substantial modification of more than 75 percent of the linear sum of a building's exterior walls for each story shall be considered demolition of the building (County of Marin Development Code Chapter 22.130.030), triggering the new construction requirements. If your renovation (addition and alteration) project meets this definition, please see the guide for new construction.

MARIN COUNTY GREEN BUILDING CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 500 SQUARE FEET OR MORE

PROJECT ADDRESS: _____

APN: _____ APPLICANT NAME: _____

1. GREEN BUILDING

- ☐ Complete this Marin County Green Building Checklist
- ☐ A completed CALGreen checklist must be attached to building plans showing that all residential CALGreen Tier 1 measures (except energy efficiency) are met. The [Marin County CALGreen checklist](#), third-party checklists, or equivalent documentation are accepted.

2. ENERGY EFFICIENCY AND ELECTRIFICATION (Check One of the Following)

- ☐ Complete the [Marin County Energy Checklist](#) (page 3-9).
- ☐ Newer Vintage Building Exemption (Built on or after January 1, 1992). Provide evidence of the original permit date for construction of your building for verification.
- ☐ All-Electric Building Exemption: Building includes ALL the following: All-electric end uses, no natural gas or propane plumbing serving appliances in the building or on the property. Attach Title 24 Energy Reports for verification.

3. LOW CARBON CONCRETE (Check One of the Following)

- ☐ Submit completed compliance forms found on the [County's Low-Carbon Concrete Requirements](#) webpage. Batch receipts must be submitted prior to final inspection.
- ☐ Not applicable; the project does not include pouring new concrete.

4. EV AND ELECTRIC READINESS (Mandatory for certain projects, check all that apply to project scope)

- ☐ **If main electric service panel is upgraded:** For one- and two-family dwellings and townhouses with attached private garages, install a raceway with a dedicated 208/240 volt branch circuit for future EV charging, in accordance with [Marin County Building Code, Chapter 19.04.135](#).
- ☐ **If kitchen is remodeled:** Prewiring for electric range in accordance with [Marin County Building Code, Chapter 19.04.130](#)
- ☐ **If altering wall framing within 3 feet of a gas or propane water heater:** Prewiring for heat pump water heater in accordance with [Marin County Building Code, Chapter 19.04.130](#)
- ☐ **If adding outdoor gas appliances:** Prewiring for a future electric equivalent in accordance with [Marin County Building Code, Chapter 19.04.130](#)

MARIN COUNTY ENERGY CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 500 SQUARE FEET OR MORE

PROJECT ADDRESS: _____

APN: _____ APPLICANT NAME: _____

This checklist is effective January 1, 2026, and applies to additions and alterations of one- and two-family dwellings and townhouses being added to or altered when the cumulative square footage of the project is 750 square feet or more.

Submit this checklist accompanied with the [Green Building Checklist](#) with your plans to demonstrate compliance with the green building ordinance.

For more information on the energy requirements and complete measure language, see [Marin County Building Code, Chapter 19.04.130, Subchapter 2](#) which requires (with amendments) stronger energy and electrification requirements under the State Energy Code.

1. MANDATORY MEASURES REQUIRED OF ALL PROJECTS

- ☐ LED Lighting and Photocells – Replace all interior and exterior screw-in incandescent, halogen, and compact fluorescent lamps with LED lamps. Install photocell controls on all exterior lighting luminaires.

2. LOW INCOME EXEMPTION (Check One of the Following)

- ☐ A resident owner or occupant applicant can be exempt if they can demonstrate low-income qualification by submitting proof (e.g., copy of a utility bill) of enrollment in one of the following:
 - ☐ PG&E California Alternative Rates for Energy (CARE) program
 - ☐ PG&E Family Electric Rate Assistance (FERA) program

MANDATORY: Low-income exempt applicants are still required to install the following measures See [List of Measure Specifications in Table 3](#), pages 7-9 below
(Must check both items):

- ☐ E1 (Lighting)
- ☐ E2 (Water Heating Package)

NOTE: This completes your application. DO NOT CONTINUE to Section 3.

- ☐ Not applicable ([Continue to Section 3](#) on the following page 4).

3. MEASURE MENU AND TARGET SCORE

☐ Complete Steps (1) – (6) below as listed in Table 1.

Table 1. Energy and Electrification Menu of Measures by Climate Zone						
Measures			Climate Zone (CZ)		Steps	
			2	3	(1) Choose your Climate Zone (CZ) from Appendix B, pg. 9	
						
Check All That Apply	Specification	ID (Table 4)	Target Score		(2) Note minimum target score needed to comply (1 point = 1MMBTU savings per yr.)	
			9	7		
☐	Water Heating Package	E2	1	1	(3) Choose a measure or a combination of measures that adds up to at least the minimum target score noted in step 2 above.	
☐	Air Sealing	E3	1	1		
☐	R-38 Attic Insulation	E4.A	2	1		
☐	R-49 Attic Insulation	E4.B	2	2	(4) Measures installed or to be installed MUST be marked with a corresponding Check in this table's far left column.	
☐	Duct Sealing	E5	3	2		
☐	New Ducts + R6 or R8 Insulation + Duct Sealing	E6.A or E6.B	6	4		
☐	Windows	E7	3	3	(5) Use the Specification Number (ID) column as a key and conform to the List of Measure Specifications in Appendix A , pages 6-8 below. Table 3 describes, specifies, and details compliance with each corresponding measure.	
☐	R-19 Raised Floor Insulation	E10.A	8	9		
☐	Radiant Barrier Under Roof (when re-roofing)	E12	1	1		
☐	Solar PV	PV.A	12	12		
☐	Heat Pump Water Heater (HPWH) replacing gas	FS1	12	12		
☐	High Efficiency HPWH (replacing gas)	FS2	13	13		
☐	HPWH (replacing electric)	FS3	4	5		
☐	High Efficiency HPWH (replacing electric)	FS4	5	6		
☐	HVAC Heat Pump	FS5	15	12		
☐	High Eff HVAC Heat Pump	FS6	16	12		
☐	Heat Pump Clothes Dryer	FS8	1	1		
☐	Induction Cooktop	FS6	1	1		

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2026

Total Points Claimed		(6) Sum points then complete Summary of Results a., b., c. in Table 2, Section 4 below.
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4. SUMMARY OF RESULTS (from Table 1 Above)

☐ Complete a., b., and c. listed below in Table 2. Summary of Results.

Table 2. Summary of Results
a. _____ Target Score (from Table 1, Step 2 where CZ 2 = 9 points and CZ 3 = 7 points) b. _____ Total Points Claimed (from Table 1, Step 6) c. _____ Subtract line a from line b (<i>must be greater than or equal to 0 to comply</i>) <i>*You have completed your application</i>

PROJECT VERIFICATION

The undersigned is the party responsible for this building permit application, or an authorized design or green building professional acting on their behalf, and affirms that the measures indicated in these forms are accurately reflected in the project plans and will be implemented in accordance with the applicable requirements of the California Green Building Standards Code (CALGreen) and California Energy Code, as amended by the County of Marin. Applicant must also submit a CALGreen checklist and Low Carbon Concrete form, as applicable.

Signature

Date

Name (Please Print)

Company

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2026

APPENDIX A: LIST OF MEASURE SPECIFICATIONS

Table 3. List of Measure Specifications	
ID	Measure Specification
Energy Measures	
E1	Lighting Measures – Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.
E2	Water Heating Package: Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2025 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.
E3	Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified ECC Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings, seven for 1978 to 1991 vintage buildings and five for 1992-2010 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute, in accordance with the BPI Technical Standards for the Building Analyst Professional.
E4.A	R-38 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.025 or insulation installed at the ceiling level shall have a thermal resistance of R-38 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.

E4.B	R-49 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.020 or insulation installed at the ceiling level shall have a thermal resistance of R-49 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires
E5	Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by a ECC Rater no more than three years prior to the Covered Single Family Project permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table. Exception: Buildings without ductwork or where the ducts are in conditioned space
E6.A	New Ducts, R-6 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-6 ducts that meet the requirements of 2025 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Single Family Project permit application date.
E6.B	New Ducts, R-8 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Single Family Project permit application date.
E7	Windows: Replace at least 50% of existing windows with high performance windows with an area-weighted average U-factor no greater than 0.27.
E10.A	R-19 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.037 or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-19.
E12	Radiant Barrier: A radiant barrier that meets the requirements of Section 150.1(c)2 shall be installed under at least 50% of the roof surface.
Fuel Substitution and Solar PV Measures	
FS1	Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
FS2	High Efficiency Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.c.
FS3	Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
FS4	High Efficiency Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3, and 150.2(b)1.H.iii.c.
FS5	Heat Pump Space Conditioning System: Replace all existing gas and electric resistance primary space heating systems with an electric-only heat pump system that meets the requirements of Sections 110.3, 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G.

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FS6	High Efficiency Heat Pump Space Conditioning System: Replace all existing gas and electric resistance primary space heating systems with a system that meets the requirements of Sections 110.3 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and one of the following: A. A ducted electric-only heat pump system with a SEER2 rating of 16.5 or greater, an EER2 rating of 12.48 or greater and an HSPF2 rating of 9.5 or greater; or B. A ductless mini-split heat pump system with a SEER2 rating of 14.3 or greater, an EER2 rating of 11.7 or greater and an HSPF2 rating of 7.5 or greater
FS8	Heat Pump Clothes Dryer: Replace existing electric resistance clothes dryer with heat pump dryer with no resistance element and cap gas line.
FS9	Induction Cooktop: Replace all existing gas and electric resistance stove tops with inductive stove top and cap the gas line.
PV.A	Solar PV: Install a solar PV system that meets the requirements of Section 150.1(c)14.

APPENDIX B: CHOOSING CLIMATE ZONE BY ZIP CODE

Table 4. Climate Zone by Zip Code			
Marin Zip Codes	Climate Zone	Marin Zip Codes	Climate Zone
94901	2	94947	2
94903	2	94948	2
94904	2	94949	2
94912	2	94950	3
94913	2	94952	2
94914	2	94956	3
94915	2	94957	2
94920	3	94960	2
94924	3	94963	2
94925	3	94964	2
94929	3	94965	3
94930	2	94966	3
94933	3	94970	3
94937	3	94971	3
94938	3	94973	2
94939	2	94974	2
94940	3	94976	3
94941	3	94977	3
94942	3	94978	2
94945	2	94979	2
94946	2	94998	2

If the climate zone can't be found using Table 4, visit and use the [California Energy Commission climate zone tool finder](#).