

Maine Housing Green Building Standards Affordable Subdivision Program

Project Name: ABC Housing

Date: _____

Standard	
1 Site	
R 1	Landscape with at least 75% northern hardy native species that do not require irrigation. This is measured by number of plantings.
R 2	Preserve existing trees and vegetation, except within 30' of buildings, driveways, solar access, areas cleared for food production and as required for grading for drainage requirements.
R 3	Minimize light pollution to the night sky.
Describe how this project met this objective:	
R1: Our intention is to utilize the existing landscape to the maximum extent possible. Where new plantings are added they will be northern, hardy and native to the area such as (name plantings that will be used). All plantings will be drought tolerant and no irrigation systems will be provided as part of the project.	
R2: Provide a site plan that indicates any and all significant existing features and clearly indicate how the development will preserve such features.	
R3: Provide a site lighting plan (if applicable) and a fixture cut of the lights to be used to eliminate light trespass from the building site(s).	
2 Building Design	
R 1	An overall water management plan for the building envelope for prevention of indoor air quality (IAQ) problems from mold.
Describe how this project met this objective:	
R1: Provide a typical exterior wall section and/or building section with all building materials properly labeled indicating compliance with this standard from below the footing to the top of the roof eaves. Where overall water management concepts can not be fully labeled, provide additional narratives or other details to assure compliance.	
3 Energy Efficiency: Building Envelope	
R 1	The building envelope must be sealed to prevent air leaks.
R 2	The thermal envelope shall be insulated in a manner that complies with either the requirements of Chapter 4 of the 2004 IECC or the requirements of state law, whichever is more stringent.
R 3	Energy efficient windows optimized for solar gain OR advanced framing techniques such as OVE, SIPS, ICF, stress skin panel and others.
R 4	Spaces between trusses or rafters shall have blocking at the soffit to prevent "windwashing" of the attic insulation.
R 5	No pipes or ducts in outside walls.
Describe how this project met this objective:	
R1: Provide narrative specifications of work scopes that properly address all air sealing requirements in the building	

envelopes. Identify all potential “leaks” or “holes” and explain how they will be addressed. Additional labeling of exterior wall sections (see 2 R1 above) can also help to describe necessary construction efforts to provide compliance to this standard.

- R2: Describe all proposed insulation products indicating where and how they will be used.
- R3, 1.: Provide manufacturer’s specification information demonstrating compliance with window requirements
- R3, 2: If alternative/advanced framing techniques are used, provide narrative of drawing information that demonstrates compliance with the intent of the standard.
- R4: Label the exterior building elevation described in 2 R1 demonstrating compliance
- R5: Provide a note on the floor plans or plumbing plans that clearly indicate this requirement.

4 Energy Efficiency: Systems & Appliances

- R 1 | Energy Star labeled systems & appliances
- R 2 | Bathroom exhaust fans shall be low noise with energy efficient fan motor rated for continuous duty with a minimum rating of 50 cfm
- R 3 | Water Efficiency: Low flow faucets and showerheads
- R 4 | Water Efficiency: Low flow toilets
- R 5 | Seal ductwork with duct mastic to prevent air leakage

- Describe how this project met this objective:
- R1: Provide systems and/or appliance specifications or cut sheets demonstrating compliance with the standard.
 - R2: Provide fan specifications or cut sheets demonstrating compliance with the standard.
 - R3: Provide fixture specifications or cut sheets demonstrating compliance with the standard.
 - R4: Provide fixture specifications or cut sheets demonstrating compliance with the standard.
 - R5: Provide a statement of intended compliance with the standard.

5 Energy Efficiency: Interior Lighting Fixtures

- R 1 | Lighting lamps and fixtures shall be Energy Star rated.
- R 2 | No recessed light fixtures shall be installed in roof/ceiling assemblies.

- Describe how this project met this objective:
- R1: Provide light fixture and lamp specifications or cut sheets demonstrating compliance with the standard.
 - R2: Provide a statement of intended compliance with the standard.

6 Inspection/Commissioning

- R 2 | For each project, a representative number of units, as determined by MaineHousing, must be “Blower Door” tested to verify effectiveness of air sealing.
- R 3 | If applicable, a representative sampling of ducted air distribution systems, as determined by MaineHousing, must be tested to verify effectiveness of duct sealing.

- Describe how this project met this objective:
- R2: Conduct a test and present results not exceed 0.25 cubic feet per minute per square foot at 50 pascals negative pressure (0.25 CFM/SF @ 50 PA)
 - R3: Provide test results (if applicable) indicating effectiveness of sealing

7 Indoor Environmental Quality

- R 1 | Position and size operable windows and glazing systems to take advantage of natural ventilation, cooling and daylighting.

R 2	Use low VOC paint
R 3	Use low VOC adhesives & sealants
R 4	If carpet is installed it must meet CRI low emission test standard.
R 5	No carpet in kitchens, bathrooms or within 3' of entry doors.
Describe how this project met this objective:	
R1: Using the site plan to be provided as mentioned in 1 R2 above, provide a north arrow and indicate where opportunities have been taken into consideration.	
R2: Provide manufacturer's specification or cut sheet indicating compliance with the standard.	
R3: Provide manufacturer's specification or cut sheet indicating compliance with the standard.	
R4: Provide manufacturer's specification or cut sheet indicating compliance with the standard.	
R5: Indicate locations of different floor finishes on floor plans, demonstrating compliance with the standard.	
8 Materials	
R 1	Use framing and finish lumber harvested from sustainably managed forests OR local / regional materials OR durable materials.
Describe how this project met this objective:	
R1: Provide a narrative indicating how compliance with the standard has been provided. If durable materials are used indicate where and estimated quantities of such materials. Provide manufacturer's specifications or cut sheets for materials used to meet this standard.	
9 Resource Efficiency	
R 2	Non-mercury thermostats
Describe how this project met this objective:	
R2: Provide manufacturer's specification or cut sheet for thermostats proposed for use.	
10 Post Occupancy	
R 1	Provide tenants with educational materials about green design, building operations, recycling & building maintenance.
Describe how this project met this objective:	
R1: Provide a one page summary to be provided to the homeowner explaining the efforts made to make their home "Green." Include any instructions recommended to maintain Green materials (i.e. floor finishes, wall paint, etc.) and any instructions for future renovations, upgrades, etc. to the home i.e., minimum wall and roof insulation.	