

Minnesota Overlay to the Green Communities Criteria

April 2007

Multifamily

For use with the 2007 Green Communities Criteria



How to use this document

This Minnesota Overlay to the Green Communities Criteria document is designed to be used in conjunction with the national Green Communities Criteria available in .pdf format here:

<http://www.mhfa.state.mn.us/managers/NationalGrCommCriteria.pdf>
and/or
www.greencommunitiesonline.org/minnesota/

Unless exempt or a waiver is granted (see below), conformance to all of the mandatory national Green Communities Criteria as modified in this document is required. **All mandatory criteria referenced in the national Green Communities Criteria documents, if not specifically modified herein, are applicable as written.**

Please be aware that this Minnesota Overlay to the Green Communities Criteria document is subject to periodic revision and update. Such revisions and updates will not be made unless agreed upon by Minnesota Housing Finance Agency (“Minnesota Housing”) and both Greater Minnesota Housing Fund and Family Housing Fund for Minnesota Green Communities. Refer to Minnesota Housing’s and/or Minnesota Green Communities’ website for the most current version.

(Note: The mandatory criteria referenced in this document are based on the national Green Communities Criteria as of April 2007. Any revisions to the national Green Communities Criteria will not apply to projects in Minnesota unless adopted by both Minnesota Green Communities and Minnesota Housing and specifically addressed in this Minnesota Overlay.)

Exemptions and Waivers

Check with specific funders to determine to which specific types of projects these criteria apply. Certain types of projects may be exempt.

Compliance with specific criteria may be waived if the borrower/developer can demonstrate that the criterion creates a tangible hardship or is inadvisable for a specific project. Alternate means of meeting specific criteria intent will also be considered when necessary.

Other resources

As you consider your green project, this page may be a helpful resource:

www.greencommunitiesonline.org/resources.asp

Section 1: Integrated Design Criteria

1-1	Green Development Plan
	MANDATORY

How:

In addition to everything detailed under this item in the national Green Communities Criteria add:

The Architect, Contractor, and/or Owner/Borrower are required to certify in writing at various stages of the development process their intention to comply, and actual compliance with all of the **MANDATORY national Green Communities Criteria, as amended via the *Minnesota Overlay to the Green Communities Criteria*, as follows:**

- **Certification of Intent to Comply at time of initial application – signed by Borrower/Developer and Architect**
- **Certification of Contract Document Compliance at or prior to loan closing, or prior to end loan commitment – signed by Borrower/Developer and Architect.**
- **Certification of Compliance at end of construction – signed by Borrower/Developer, Architect, and Contractor.**

Things to Consider:

For more information on putting together your Green Development Plan, see also:

www.aia.org/SiteObjects/files/18-11-02.pdf
www.hoksustainabledesign.com/pdf/10KeySteps.pdf
www.rmi.org/sitepages/pid226.php

See national Green Communities Criteria for additional background on intent and things to consider.

Section 2: Site, Location, and Neighborhood Fabric

2-2	Compact Development: New Construction
	MANDATORY Except for Infill or Rehabilitation Projects

How:

In addition to everything detailed under this item in the national Green Communities Criteria, the density calculation is modified as follows:

Density is measured by taking the total dwelling units after construction, divided by the acreage of the entire tract down to one decimal point, minus dedicated acreage of public street rights of way, buffered wetlands, open space that has been dedicated through a conservation program, **and any non-buildable area.**

Some examples of non-buildable areas include land that is not economically feasible to be developed, such as easements, utility fall zones, unsuitable soil, steep grades, water features, wetlands, nature preserves, etc. Density calculations do not include land that is set aside for future building phases or development.

See national Green Communities Criteria for additional background on intent and things to consider.

2-3	Walkable Neighborhoods – Sidewalks and Pathways
	MANDATORY

How:

In addition to everything detailed under this item in the national Green Communities Criteria, add:

The actual construction of sidewalks and pathways may be waived for seemingly isolated developments provided that right-of-ways are reserved for future sidewalks or pathways.

See national Green Communities Criteria for additional background on intent and things to consider.

Section 7: Healthy Living Environment

7-2	Low / No VOC Adhesives and Sealants
	MANDATORY

How:

The national Green Communities Criteria is modified as follows:

Unless low / no VOC adhesives and/or sealants will void/invalidate a warranty, specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

See national Green Communities Criteria for additional background on intent and things to consider.

7-5a	Exhaust Fans – Bathroom: New Construction
	MANDATORY

How:

The national Green Communities Criteria is modified as follows:

Install **low-sones** Energy Star-labeled bathroom fans that exhaust to the outdoors and are equipped with a humidistat sensor or timer, **or operate while light is turned on**, or operate continuously.

See national Green Communities Criteria for additional background on intent and things to consider.

7-5b	Exhaust Fans – Kitchen: New Construction
	MANDATORY Except for Moderate Rehabilitation

How:

The national Green Communities Criteria is modified as follows:

Install Energy Star-labeled power vented fans or Energy Star-labeled range hoods. All fans/hoods shall exhaust to the exterior. Kitchen exhaust fan may be non-ducted only if the project’s Mechanical Engineer determines it is infeasible to do so and there is at least one continuously operating bathroom exhaust fan.

See national Green Communities Criteria for additional background on intent and things to consider.

7-6	Ventilation
	MANDATORY Except for Moderate Rehabilitation

How:

The national Green Communities Criteria is modified as follows:

Install a ventilation system for the dwelling unit that provides 15 cubic feet per minute of fresh air, **per bedroom plus 15 cubic feet per minute of fresh air.**

See national Green Communities Criteria for additional background on intent and things to consider.

7-11a	Basements and Concrete Slabs – Vapor Barrier
	MANDATORY

How:

The national Green Communities Criteria is modified as follows:

In EPA Zone 1: no modification. This criterion is mandatory as written.
In EPA Zone 2: Install vapor barrier as written or in strict accordance with the required Geotechnical Engineer’s report, including subsurface water and moisture vapor recommendations, and in accordance with the current American Concrete Institute (ACI) recommendations.

Exemption (Zone 1 and Zone 2): attached and underground vehicular parking garages that are highly ventilated for exhaust.

See national Green Communities Criteria for additional background on intent and things to consider.

7-11b	Basements and Concrete Slabs – Radon: New Construction
	MANDATORY

How:

The national Green Communities Criteria is modified as follows:

In EPA Zone 1: no modification. This criterion is mandatory as written.

In EPA Zone 2: comply with the design professional’s radon recommendations.

See national Green Communities Criteria for additional background on intent and things to consider.

7-12	Water Drainage
	MANDATORY

How:

In addition to everything detailed under this item in the national Green Communities Criteria, add:

Where a high water table is anticipated or observed, or has been documented in the soil boring report, or where specifically recommended by the Geotechnical Engineer in the required geotechnical/soil boring report, provide subsurface drain tile or other drainage system in strict accordance with the Geotechnical Engineer's recommendations, to divert underground water away from the structure. Coordinate these requirements with those of Green Communities Criteria 7-11a and 7-11b as modified herewith.

See national Green Communities Criteria for additional background on intent and things to consider.

7-14	Clothes-Dryer Exhaust
	MANDATORY

How:

The national Green Communities Criteria is modified as follows:

Clothes dryers must be **rigid type and** be exhausted directly to the outdoors.

See national Green Communities Criteria for additional background on intent and things to consider.

Section 8: Operations and Maintenance

8-1	Owner's Manual
	MANDATORY

Things to Consider:

For an example of an Owner's Manual template, see:

www.practitionerresources.org/showdoc.html?id=63995

See national Green Communities Criteria for additional background on intent and things to consider.

8-2	Occupant's Manual
	MANDATORY

Things to Consider:

For an example of an Occupant's Manual template, see:

www.practitionerresources.org/showdoc.html?id=63997

See national Green Communities Criteria for additional background on intent and things to consider.