



Instructions for Worksheet

1. Developments working toward a 2-Star Rating for a PUD agreement must accomplish purple cells.
2. Refer to Multifamily Guidebook for additional details on each requirement.
3. If printing, please print only this Worksheet. Best if printed at ≤60% normal size.

#REF!

Austin Energy Multifamily Green Building Rating 2009												
	Category	Requirements (Residential Uses)	Requirements (Non-Residential Uses)	Web Link	Max Points	Design Team			AEGB		Strategies / Comments	Team Member
						Yes	?	No	√ 'd	Final		
Basic Requirements												
1	Current Regulations	Meet current City of Austin Codes with local amendments (including energy, building, mechanical, plumbing, electrical, and current drainage & water quality standards applicable in project watershed).			Req'd							
2	Transportation Alternatives - Bicycle Use	Provide covered bicycle parking for 15% of residents and permanent building occupants and provide a safe path from property entrance to bike parking.			Req'd							
3	Building Envelope Design	<p>A. BUILDINGS 4-6 STORIES ABOVE GRADE: Exceed the current Austin Energy Code's Building Envelope requirement by 15% demonstrated via COMcheck or use a building performance model to demonstrate that the building exceeds ASHRAE 90.1-2004 by 15%. energycodes.gov/comcheck/</p> <p>B. RESIDENTIAL BUILDINGS 3 STORIES OR LESS ABOVE GRADE: Meet one of the following Options: 1. Exceed the current Austin Energy Code's Building Envelope requirement by 15% demonstrated via REScheck. 2. SHGC on all glazing does not exceed 0.30 and U-factor does not exceed 0.4 3. All vertical fenestration on west, south, & east* is shaded by permanent projections that have a projection factor of not less than 0.5 and that will last as long as the building (*The building can be rotated up to 45 degrees to the nearest cardinal orientation.)</p>			Req'd							
4	Residential Mechanical Systems	Systems meet ALL of the following requirements: 1. Dwellings served by split or individual systems sized according to the ACCA (Air Conditioning Contractors Association) Manual J Residential Load Calculation Procedure and installed according to code 2. Air conditioning system components are matched according to AHRI (Air-Conditioning, Heating & Refrigeration Institute)			Req'd							
5	High Efficacy Lighting	<ul style="list-style-type: none"> • Dwellings: at least 50% of all indoor lamps in high use areas are Energy Star-compliant high efficacy lamps OR install 3 Energy Star fixtures in high use area. High use area include kitchen, dining room, living room, family room, bedroom, bathroom and halls/stairways. • Common spaces: at least 25% of all indoor lamps are Energy Star-compliant high efficacy 	Exceed current City of Austin Lighting requirements by 15% each or exceed building performance model by 15%.		Req'd							
6	Testing / Building System Commissioning (Cx)	Develop and implement a plan that achieves ALL of the following tests*: 1. Visual inspection of mechanical rough-ins: 100% of dwellings 2. Duct leakage testing: 25% of dwellings w/ less than 10% leakage 3. Air balancing: 25% of dwellings 4. Static pressure: 25% of dwellings <i>(*For split systems only; if other cooling technology is used the project must meet Non-residential Uses Cx Requirements). See Guidebook for more information.</i>	Commission Mechanical and Electrical systems: • Cx Specification included in construction documents, including air-side testing as per residential requirements • (OPR) Owners Project Requirements and (BOD) Basis of Design documents • Cx Plan (prior to construction) • Installation verification • Cx report		Req'd							
7	Building Water Use Reduction - Metering	Site meets BOTH of the following measures: 1. All dwellings are individual metered or submetered 2. All dwellings are billed individually for water usage			Req'd							

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8	Building Water Use Reduction	A. PRESCRIPTIVE OPTION: Each dwelling includes ALL of the following: 1. Lavatory fixtures (max. 1.0 gpm) 2. Showerheads (max. 2.0 gpm) (no more than one showerhead installed per shower) 3. Kitchen fixtures (max. 2.2 gpm) 4. Either no clothes washer is installed in each unit OR washer uses fewer than 28 gal/cycle B. PERFORMANCE OPTION: Reduce planned indoor potable water consumption below baseline by at least 15% (ASME/ANSI Standards and City of Austin Ordinance No. 20071018-086 Section	Reduce indoor potable water consumption below the baseline by at least 15% (see Performance Option B to the left).		Req'd							
9	Irrigation Water Reduction	Site meets ALL of the following requirements: 1. 90% of new plants on COA Grow Green list (Native and Adapted Landscape Plants) 2. Plant-based mulch covers all non-turf planting beds to a minimum 4-inch depth. 3. Install a minimum of 6 inches of soil below all turf areas.			Req'd							
10	Low VOC Interior Paints and Coatings	All paints, primers, and anti-corrosive coatings applied on-site to the building interior must not exceed the VOC limit of Green Seal Environmental Standard GS-11. All coatings applied on-site to building interior must not exceed the current VOC limit of SCAQMD Rule 1113. greenseal.org/certification/standards/paints_and_coatings.pdf aqmd.gov/rules/reg/reg11/r1113.pdf			Req'd							
11	Filtration for Indoor Air Quality	Filters installed in ventilation systems shall have a minimum efficiency reporting value (MERV) rating of 7 or greater.			Req'd							
12	Moisture Prevention	Site meets ALL of the following requirements: 1. No vinyl wall coverings or vapor barriers for surface treatments on interior of exterior wall (also include in tenant agreements.) 2. Install building envelope drainage plane systems, including flashing and overhang systems. 3. For buildings with mechanical ventilation systems that bring in outside air, document			Req'd							
13	Storage and Collection of Recyclables	Provide an easily accessible, well-marked area(s) that serves the entire building/complex, dedicated to the separation, collection and storage of materials for recycling. A minimum of four materials must be recycled. Building loading dock or pick-up location(s) must be sized appropriately to handle the volume recycling materials generated by the building occupants.			Req'd							
14	Construction Waste Management	Recycle and/or salvage at least 50% (by weight) of non-hazardous construction and demolition waste, excluding excavated soil and stone.			Req'd							
Basic Requirements NOT ACHIEVED							0	0	0	0	0	

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Site											
1a	Site Selection - Environmental Sensitivity	Site meets BOTH of the following requirements: 1. Not located in the Drinking Water Protected Zone 2. Not a Greenfield		2							
1b	Site Selection - Desired Development Area	Site is located within the Urban Watershed Desired Development Zone		4							
2	Brownfield Redevelopment	Project demonstrates effective remediation of site contamination (using established technologies that have minimal disruption on the site's natural features above and below ground.		1							
3	Site Characteristics Study	Map the proposed site's environmental characteristics (include all that are applicable): • Existing water elements • Soil conditions • Ecosystems and natural habitats • Slope • Trees and other vegetation • Seasonal wind and daylight availability • Traffic and other pollution sources Create a plan to minimize disturbance and maintain or restore existing site features. Develop recommendations for building placement on site to minimize impact on the environment and to take advantage of site characteristics.		1							
4a	Transportation Alternatives - Public Transportation	Main building entrance is located within 1/4 mile of the stops for at least two Capital Metro bus lines or within 1/2 mile of a rail stop (or future rail stop with proposed completion within 5 years).		1							
4b	Transportation Alternatives - Parking Capacity	Parking does not exceed minimum local zoning requirements.		1							
5	Site Disturbance	1. On sites not previously developed (Greenfield sites), limit disturbance to 40 ft beyond building perimeter; 10 ft beyond walkways, patios, surface parking; 15 ft beyond roadways & utility trenches; 25 feet beyond any pervious areas that require additional staging. 2. On previously developed sites, at least 50% of the post-development open area (site area minus building footprint) is vegetated using native/adapted plants. Vegetated roof areas may be included in open area calculations, if plants meet the definition of native/adapted.		1							
6	Heat Island Reduction	Site meets ONE of the following: 1. Vegetated open-grid pavement system (at least 50% pervious) for 50% of non-structured parking area 2. Locate 50% of parking underground or in structured parking. 3. High albedo paving materials on at least 30% of non-roof impervious surfaces 4. Vegetative shading of at least 30% of non-roof impervious surfaces within 5 years		1							
7	Light Pollution Reduction	Exterior lighting meets COA Code-Chpt.25-2, E, Art. 2.5; IESNA RP-33 Light Trespass; and Illuminance levels at Specific Facilities		1							
8	Accessibility	Site meets BOTH of the following: 1. 100% of units are either adaptable or visitable. 2. Door handle levers installed on 100% of units		1							
9	Outdoor Environmental Quality	Provide shaded, outdoor seating that is accessible to all building occupants for 10% or more of the building's occupants.		1							
10	Integrated Pest Management (IPM)	Develop and implement an IPM plan to minimize environmental impact and use least toxic practices for site and building management.		1							
Total Points - Site					16	0	0	0	0	0	

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Energy											
1	Energy Efficient Building - PERFORMANCE OPTION	Buildings 4-6 stories must exceed current code building by 17.5% or better using the ASHRAE 90.1-2004 App. G Performance Rating Method. Residential buildings three stories and less may use Energy Gauge USA to demonstrate above the code savings. Point Allocation: 17.5% = 1 pt, 20% = 2 pts, 22.5% = 3 pts, 25% = 4 pts, 27.5% = 5pts, 30% = 6 pts, 32.5% = 7 pts, 35% = 8 pts, 37.5% = 9 pts, 40% = 10 pts, 42.5% = 11 pts, 45% = 12 pts. <i>NOTE: Buildings requiring 2 Star Rating must exceed Energy Code by >20%</i>		12							
2a	Energy Efficient Building - PRESCRIPTIVE OPTION	Include 1 item from Roofing, 2 items from ductwork and 1 item from envelope and demonstrate with Manual J calculations (min. 600 sq ft/ton)		1							
		Include 2 items from Roofing, 3 items from ductwork and 1 item from envelope and demonstrate with Manual J calculations (min 650 sq ft/ton)		1							
		Include 3 items from Roofing, 4 items from ductwork and 2 items from envelope and demonstrate with Manual J calculations (min 700 sq ft/ton)		1							
		Roofing <u>Flat or low-slope (2:12 or less):</u> <ul style="list-style-type: none"> Building is 3 stories or fewer above grade & Roofing product is Energy Star listed. Roofing product > 75% reflective for > 90% of roof area Raised heel roof truss allows for a minimum of 8" insulation at the exterior wall face OR sealed attic Insulation - minimum of R32 Green/vegetated roof 50% minimum <u>Steep Slope (greater than 2:12):</u> <ul style="list-style-type: none"> Building is 3 stories or fewer above grade & Roofing product is Energy Star listed Roofing product > 45% reflective for > 90% of roof area Emissivity > 90% Raised heel roof truss allows for a minimum of 8" insulation at the exterior wall face OR sealed attic Insulation - minimum R32 Radiant barrier system installed next to air space AND 1:150 ventilation Ductwork <ul style="list-style-type: none"> Located within the thermal envelope Ducts are cut to exact length, original diameter maintained, no change in direction in any single duct greater than 180° and no single turn greater than 90° Duct systems are sized according to Manual D Supply and return ductwork insulation outside the thermal envelope > R-10 Bedrooms have dedicated return air duct OR pressure relief for all bedrooms is provided by means of jump ducts, transfer grills, or ducted returns Maximum length of any flex duct take-off is 10 feet Envelope <ul style="list-style-type: none"> "Total fill" insulation in exterior walls (e.g. wet-blown cellulose, BIBS, open-cell foam, cementitious foam) East and west glazing is less than 10% of façade Use airtight building systems such as structural insulated panels (SIPs) or insulating concrete form (ICF) All south windows are shaded with overhangs -- must demonstrate glazing is 100% shaded at 10 AM and 3 PM on September 21 									
2b	Energy Efficient Building - PRESCRIPTIVE OPTION (Equipment/Appliances - Cooling Equipment Efficiency)	Dwellings served by split or individual systems: 14 SEER OR Chillers: 10% better than code OR Water-source heat pumps: 10% better than code		1							
2c	Energy Efficient Building - PRESCRIPTIVE OPTION (Equipment/Appliances - Water Heaters)	Water heater meets at least ONE of the following: 1. Gas - minimum Energy Factor (EF): 0.63 (< 50 gallon tank), 0.60 (> 50 gallon tank) 2. Gas tankless 3. Solar thermal 4. Gas boilers are Energy Star labeled		1							
2d	Energy Efficient Building - PRESCRIPTIVE OPTION (Equipment/Appliances - Gas Furnaces)	Gas furnaces are Energy Star labeled. If gas is not available, heat pump is Energy Star labeled.		1							
2e	Energy Efficient Building - PRESCRIPTIVE OPTION (Equipment/Appliances - Ceiling Fans)	Ceiling fans installed in all main rooms and bedrooms (not required in dining rooms/kitchens) AND fans are Energy Star labeled		1							
		a. 75% of all indoor lamps are Energy Star-compliant high efficacy lamps		1							

Austin Energy Green Building
Multifamily Rating 2009 Worksheet

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2f	Energy Efficient Building - PRESCRIPTIVE OPTION (Lighting)		b. 100% of all indoor lamps are Energy Star-compliant high efficacy lamps		1							
			c. 100% of all indoor fixtures are Energy Star-compliant		1							
3	Green Energy		10-year GreenChoice® commercial agreement for 100% of building's electricity use. If GreenChoice® subscriptions unavailable, 2-year contract for Texas or Green-e certified National RECs for 100% of building's annual electricity use. (Dwelling units excluded.)		1							
4	On-Ste Renewable Energy		a. 10 kW min. OR generate 25% of annual kWh usage (dwelling units excluded).		1							
			b. 15 kW min. OR generate 50% of annual kWh usage (dwelling units excluded).		1							
			c. 20 kW min. OR generate 75% of annual kWh usage (dwelling units excluded).		1							
			d. >20 kW OR generate >90% of annual kWh usage (dwelling units excluded).		1							
			Exception: Properties with insufficient roof space may receive points for smaller systems.									
5	Additional Building Systems Commissioning (Cx)		1. Commissioning (Cx) agent design review prior to 50% CD's. 2. Cx specification included in construction documents 3. Provide Owner's Project Requirements (OPR), Basis of Design (BOD), and Cx Plan 4. Demonstrate that the mechanical and electrical systems operate in accordance with the OPR. 5. Demonstrate building structure & envelope performance in accordance with OPR 6. Provide seasonal recommissioning throughout the warranty period. 7. Submit a final commissioning report		1							
6	District Cooling		Tie into Austin's district cooling loop for all HVAC energy needs.		1							
7a	Equipment/Appliances - Energy Star Labeled		Refrigerators		1							
			Dish Washers*		1							
			Clothes Washers*		1							
			* Must also be listed on COA Water Conservation WashWise list									
7b	Equipment/Appliances - Central Laundry		Central laundry site participates in COA Water Conservation Multifamily Rebate program for coin-operated equipment AND equipment is Energy Star listed.		1							
8	Lighting		a. 75% of all indoor lamps in high use areas are Energy Star-compliant high efficacy lamps.		1							
			b. 100% of all indoor lamps in high use areas are Energy Star-compliant high efficacy lamps.		1							
			c. 100% of all indoor fixtures in high use areas are Energy Star-compliant.		1							
			d. Common space exterior lighting is controlled by automatic daylight controls or controlled by an astronomical time switch in series with a photo sensor.		1							
Total Points - Energy						25	0	0	0	0	0	

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Water											
1	Outdoor Potable Water Use Reduction	a. Reduce outdoor potable water usage by 50% of total water required for irrigation and do not include plants listed on COA Grow Green "Invasive Plants to Avoid"		1							
		b. Reduce outdoor potable water usage by 75% of total water required for irrigation and do not include plants listed on COA Grow Green "Invasive Plants to Avoid"		1							
		c. Reduce outdoor potable water usage by 100% of total water required for irrigation and do not include plants listed on COA Grow Green "Invasive Plants to Avoid"		1							
		<i>Note: Based on landscaped area, vegetation species factor water usage (low, medium, high), density factor (low, medium high), microclimate factor (low, medium, high) and irrigation technology (drip, sprinkler, other) efficiency</i>									
2	Indoor Potable Water Use Reduction	a. Reduce planned indoor potable water usage by 20% over baseline.		1							
		b. Reduce planned indoor potable water usage by 25% over baseline.		1							
		c. Reduce planned indoor potable water usage by 35% over baseline.		1							
3	Central laundry	The development does not include clothes washer hook-ups in dwellings.		1							
Total Points - Water				7	0	0	0	0	0		
Indoor Environmental Quality (IEQ)											
1	Indoor Air Quality Monitoring		Install permanent carbon dioxide monitoring system interlocked with the ventilation system that provides feedback in a useable form to make adjustments for ventilation system. Commission all systems to the preferred parameters and optimal performance for all operating conditions.		1						
2	Indoor Chemical & Pollutant Sources	1. Identify and isolate pollutant point sources areas which may include: copy rooms, print shops, janitors closets and labs. 2. Provide ventilation directly to the outside of the building and provide drains for appropriate disposal. 3. Construct a full height deck to deck partition or a hard lid ceiling enclosure between these areas and occupied spaces. 4. Operate at negative pressure relative to surrounding areas under all operating conditions. <i>Note: Dwelling units are excluded.</i>		1							
3	Daylighting	Provide adequate daylighting and integrate daylighting systems with electric lighting systems and controls. Dwelling units are excluded.		1							
4	Views to Outside	Glazing systems and interior partitions allow for a minimum of 75% of regularly occupied spaces a view of vision glazing (between 2'-6" and 7'-6" above finish floor) and a view of the outdoors.		1							
5	Thermal Comfort	Install mechanical systems (thermal, ventilation and dehumidification) and monitoring system so ensure optimal parameter for thermal comfort for all operating conditions according to ASHRAE 55-2004.		1							
6a	Low-Emitting Materials - Sealants and Adhesives	All interior installed sealants and adhesives meet South Coast Air Quality Management District (SCAQMD) Rule 1168. For spray adhesives, meet the Green Seal standard for Commercial Adhesives GS-36. www.aqmd.gov/rules/reg/reg11/r1168.pdf		1							
6b	Low-Emitting Materials - Flooring	All installed flooring systems meet the requirements of IEQ-6a above and at least ONE of the following: 1. All installed carpets meet Carpet & Rug Institute's (CRI) Green Label Plus minimum standards 2. All installed carpet pads meet CRI Green Label minimum standards 3. All resilient flooring products, including linoleum, laminate flooring, wood flooring, ceramic flooring, wall base and rubber flooring, must be FloorScore certified. <i>Note: If all finish flooring is concrete this credit is achieved.</i>		1							
6c	Low-Emitting Materials - Composite Wood and Agrifiber Products	All composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) contains no added urea-formaldehyde resins.		1							
6d	Low-Emitting Materials - Insulation	All installed insulation (excluding piping) contains no added urea-formaldehyde resins.		1							

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7	Humidity Control	Humidity is controlled by BOTH of the following measures: 1. Exhaust fans vented to outside for at least 50% of all dwellings in all of the following locations: • above cooktop/stove • any room with tub or shower 2. Bathroom (with shower or tub) fan connected to timer or humidistat.			1							
8	Acoustic Quality	Ensure acoustic quality through ALL of the following measures: 1. Define appropriate background sound levels, reverberation decay times, speech intelligibility, & sound isolation. Identify spaces where impact noises are likely & address potential problems. 2. Mechanical & duct systems designed to meet guideline RC,NC or NCB of ASHRAE Applications Design Guidelines for HVAC Sound & Vibration Control Chpt. 3. Appropriate vibration isolation for mounted equipment. 4. Select non-"tonal" equipment. 5. Specify surface finishes and/or masking systems to provide appropriate sound intelligibility & privacy. 6. Specify partitions, ceilings, floor/ceiling assemblies, building layouts, & vestibules to provide adequate sound isolation between spaces. 7. Mitigate intermittent noise sources, e.g. footfall & loading dock noise.			1							
9	Outdoor Pollutant Sources	Minimize outdoor pollutant sources by ALL of the following measures: 1. Entrances, operable windows, and fresh air intakes located at least 30 ft from designated smoking areas. 2. Install signage designating smoking and no-smoking areas. 3. For main building entry, install entryway systems (grills, grates, mats) at least 6 ft long in primary direction of travel. 4. Specify effective filters for intake, return, and re-circulation air.			1							
10	Construction Indoor Air Quality	Implement SMACNA Guidelines for Occupied Buildings Under Construction, or similar plan. Plan should include key areas of IAQ protection: Scheduling, Source Control, HVAC Protection, Pathway Interruption and Housekeeping. Protect absorptive materials (stored or installed) from moisture damage. For permanently installed air handlers used during construction, use MERV 8 (min.) filters in each return grill and replace all filters immediately prior to occupancy.			1							
Total Points - Indoor Environmental Quality (IEQ)					13	0	0	0	0	0		
Materials & Resources												
1	Additional Construction Waste Management	Recycle and/or salvage at least 75% (by weight) of non-hazardous construction demolition and land clearing debris, excluding soils and stone.			1							
2a	Building Reuse - Envelope and Structure	a. Incorporate at least 40% (surface area) of existing building envelope and structure.			1							
		b. Incorporate at least 80% (surface area) of existing building envelope and structure.			1							
2b	Building Reuse - Interior Non-structural Elements	Incorporate at least 50% (surface area) of interior non-structural elements.			1							
3	Exterior Wall Material	Exterior walls (minimum of 50% of surface area) are constructed of material other than stick frame construction (e.g. SIPS, ICF, AAC, etc.)			1							
4	Durable Floor Materials	Floor is durable material (e.g. concrete, stone, brick, wood, ceramic tile) for minimum of 75% of all flooring.			1							
5	Interior and Exterior Materials - PERFORMANCE OPTIONS	Use the appropriate calculator to achieve the following goals for each material:										
5a	Salvaged materials	Salvaged materials used for minimum value of project building materials										
		1. Use salvaged or refurbished materials for 5% (\$ value) of project building materials			1							
		2. Use salvaged or refurbished materials for 10% (\$ value) of project building materials			1							
5b	Recycled content	Recycled content materials used for a minimum value of project building materials (Recycled Content = (sum of 100% post-consumer + 50% post-industrial))										
		1. Recycle Content materials used for 10% (\$ value) of project building materials.			1							
		2. Recycle Content materials used for 20% (\$ value) of project building materials.			1							

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5c	Texas sourced materials	Texas Sourced materials: Building materials and products extracted or manufactured regionally within the state of Texas for a minimum value of the project building materials (Use Bldg. Materials Calculator)										
		1. Texas sourced materials for at least: 30% (\$ value) of project building materials		1								
		2. Texas sourced materials for at least: 50% (\$ value) of project building materials		1								
5d	Certified wood	Use Certified Wood (FSC) for at least 50% (\$ value) of all wood-based materials.										
5e	Exterior paints	Meet Green Seal standard GS-11 for paints, primers and anti-corrosive coatings, and SCAQMD Rule 1113 for all other coatings, and SCAQMD Rule 1168 for all adhesives and sealants applied on-site to building exterior. Ref: Low VOC Calculator										
				1								
6	Interior and Exterior Materials - PRESCRIPTIVE OPTIONS	Achieve at least 1 attribute per material listed below										
		Material	Recycled Content	Rapidly Renewable	Texas Sourced	FSC Certified	Low- emitting/Formal dehyde Free					
		All cabinetry						0.5				
		All doors						0.5				
		All trim/molding						0.5				
		All studs						0.5				
		All flooring						0.5				
		All insulation						0.5				
Total Points - Materials				15	0	0	0	0	0	0		
Innovation												
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
Total Points - Innovation				0	0	0	0	0	0	0		
Total Voluntary Measures				76	0	0	0	0	0	0		

Note: Basic requirements = 1 star; 29-35 pts. = 2 stars; 36-42 pts. = 3 stars; 43-56 pts. = 4 stars; 57+ pts. = 5 stars