



Single Family New Construction

ALL PROGRAMS
CERTIFICATION CHECKLIST



Name of Builder/Designer		Name of Applicant	Phone number & e-mail
Address of Home		Model Name/Number (if applicable)	EARZ location?
Conditioned Sq. Ft. ⁴	Lot Sq. Ft.	Lawn (turf) Sq.	Ft. Impervious Sq. Ft.

Review Fee (see below)

Statement of Intent

In submitting this home for certification, the applicant assures Build San Antonio Green® that the home will adhere to all the requirements listed for certification. All substitutions, if required, will be noted and signed by the applicant and the Build San Antonio Green® Certification Staff before the construction is completed. The applicant understands that the submission of paperwork is not a guarantee of certification and that a certification will only be issued after verification that all criteria of the program has been met

By signing below, you agree to (i) unconditionally release and forever discharge Build San Antonio Green® from any and all claims, causes, actions, demands, suits, liabilities, and judgments, whether in law or equity, that you or the home owner may have or assert against Build San Antonio Green® with respect to the program and/or the certification of the property, including, without limitation, the property’s compliance with the program or the property’s market value or efficiency, and (ii) to indemnify and hold harmless Build San Antonio Green® from and against any and all losses, damages, costs, or expenses (including, without limitation, attorneys’ fees) now or hereafter incurred, paid or suffered by Build San Antonio Green with respect to or arising out of any such claims, causes, actions, demands, suits, liabilities, and judgments, or otherwise in connection with the certification of the property.

Applicant Signature	Date
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Review Fee Calculation

A Review Fee payment must accompany this checklist. The Review Fee is based on the area of conditioned space using the fee table below. Please make your check payable to “Build San Antonio Green.”

Conditioned Space (sq. ft.)	Review Fee
up to 1500	\$75.00
1501 -2500	\$125.00
2501+	\$150.00

PURPOSE

USING THE CHECKLIST

For Certification, each home must incorporate all items listed on this checklist. (Where applicable choose the items for Level 2 or 3 if seeking certification beyond Level 1.) Additional options are available for your home, please see the menu of options and select the additional features you would like to incorporate in your project. Substitutions may be allowed with BSAG's approval. If there are items on this checklist which you are not able to achieve, please contact Build San Antonio Green. Our certification staff will work with you to find an appropriate substitute measure.

BSAG has designed this checklist for the certification of Single-Family New Construction (SFNC) projects that Builder, Architect, and Designer members of BSAG can use to obtain a Build San Antonio Green Certificate for the measurable energy efficiency, water efficiency, and indoor air quality in their homes. In addition to our base SFNC BSAG certification, participating members can opt to incorporate additional features in their home. Please read the below menu of additional SFNC Certifications for your projects.

CHOOSE A PROGRAM

To determine whether a home can receive a designation higher than Level 1, refer to the guidelines or choose the option for level 2 or 3 where applicable. Certification Level will be determined by which requirements are met.

REFER TO GUIDELINES

This checklist is a quick form builders or designers can use to determine whether an individual home can meet the minimum requirement to receive certification. For detailed description of each of these requirements, refer to the "Guidelines for Building a BSAG Certified Home."

MENU OF OPTIONS

Solar Ready

Participating members can choose to make their projects Solar-Ready. The Solar-Ready option prepares the home for a future and streamlined installation of a Solar PV or a Solar Thermal system.

EV (Electric Vehicle) Ready

Participating members can choose to make their projects EV-Ready. The EV-Ready option provides a home with the necessary criteria for the an EV Charger installation.

Smart Green

The Smart Green Home is a fully automated house that plugs into the Smart Grid. Utilizing a whole home platform, the Smart Green Home is both predictive & reactive.

Climate Ready

A Climate Ready Building is a Build San Antonio Green building built above code with added elements that make it adaptable to our changing climate. Climate projections for San Antonio show that we can expect an increased number of hot days, greater floods, and longer periods of drought. A Climate Ready building also incorporates additional features that focus on preparedness for both extreme weather events and disease outbreaks such as a pandemic.

PRE-CONSTRUCTION AND POST-CONSTRUCTION REQUIREMENTS

The following information is required for the verification of BSAG Homes:

Pre-Construction Requirements	Post Construction Requirements
<ol style="list-style-type: none">1. Provide a set of plans for each floor plan submitted.2. Provide a site plan for each home submitted. Indicate area information on the previous page.3. Provide a construction waste plan.4. Provide proof of rater/tester's certification with RESNET.	<ol style="list-style-type: none">1. Proof of HERS Index2. 2018 IECC Emmissions Report3. ENERGY STAR® Certificate and Home Report4. ENERGY STAR® Home Summary Report

DIGITAL OR PAPER SUBMISSIONS

While BSAG does accept paper submissions, we encourage you to submit digital files whenever possible, including plans, supporting documents, and the checklist.

Energy Requirements

Pre-requisite for

ALL levels:

- Build a 2018 IECC Compliant home
- Home must achieve ENERGY STAR® for Homes Program certification
- No batch testing or sampling allowed
- All builder-installed equipment and appliances, where applicable must be ENERGY STAR® qualified or have an equivalent efficiency factor. These may include, but is not limited to, refrigerators, freezers, dishwashers, and clothes washers.¹
- Solar thermal is not required but is highly encouraged.

FOR LEVEL 1

Home must be $\geq 15\%$ above 2018 IECC¹ -or-must meet the following Prescriptive criteria:

- Minimum SEER 15/EER 12 AC unit or Heat Pump
- Minimum AFUE 80 Gas Furnace -or-
- Minimum HSPF 8.2/12 EER Heat Pump
- 4 ACH Infiltration rate
- All ducts and air handlers located in conditioned space
- ENERGY STAR® qualified windows: ≤ 0.35 U-factor, ≤ 0.24 SHGC
- Skylights must be ENERGY STAR® qualified for the Southern Climate Zone or equivalent.
- All exterior doors with $\geq 50\%$ glazing must be ENERGY STAR® qualified or equivalent
- Water heater must meet one of the following criteria:
 - ENERGY STAR® qualified water heater or equivalent Energy Factor (tank or tankless; gas, gas condensing, or heat pump) as specified in the guidelines.
 - Electric tank water heaters must meet one of the EF as specified in the guidelines
 - Solar Water Heater, OG-300 certified by the Solar Rating Certification Corporation (SRCC)
- No more than 10% of incandescent lighting

FOR LEVEL 2

Home must be $\geq 20\%$ above 2018 IECC¹ -or- must meet the following

Prescriptive criteria:

- Minimum SEER 16/EER 12 AC unit or Heat Pump
- Minimum AFUE 80 Gas Furnace -or-
- Minimum HSPF 8.5/12 EER Heat Pump
- 3 ACH Infiltration rate
- All ducts and air handlers located in conditioned space
- ENERGY STAR® qualified windows: ≤ 0.35 U-factor, ≤ 0.24 SHGC
- Skylights must be ENERGY STAR® qualified for the Southern Climate Zone or equivalent.
- All exterior doors with $\geq 50\%$ glazing must be ENERGY STAR® qualified or equivalent
- Water heater must meet one of the following criteria:
 - ENERGY STAR® qualified water heater or equivalent Energy Factor (tank or tankless; gas, gas condensing, or heat pump) as specified in the guidelines
 - Electric tank water heaters must meet one of the EF as specified in the guidelines
 - Solar Water Heater, OG-300 certified by the Solar Rating Certification Corporation (SRCC)
- No more than 10% of incandescent lighting

FOR LEVEL 3

Home must be $\geq 20\%$ above 2018 IECC¹-or- must meet the Level 2 Prescriptive criteria before renewable energy credit -and :

- Must feature a photovoltaic (PV) system that will produce at least 75% of projected energy consumption

Solar Ready

Homes choosing the Solar-Ready option must include the following criteria:

- Identifying a section of the roof or building designated for the future installation of a PV System
- Solar-Ready area must be >/- 300 sq. ft. (excluding mandatory setbacks)
- Dedicated roof area shall have an orientation between 110 degrees and 270 degrees of true north.
- Solar-Ready area(s) shall be free from obstructions (i.e. chimneys, vents, etc.)
- Main electrical service panel shall have a reserved space for the future installation of a dual-pole circuit breaker
- Main electrical service panel reserved space must be labeled "For Future Solar Electric"
- Construction documents must identify PV system area as well as future location of PV equipment (i.e. inverter, PV meter, conduit, etc.)

EV (Electric Vehicle) Ready

Homes choosing the EV-Ready option must include the following criteria:

- Install a 240 V circuit rough-in per EV (unless the vehicle model calls for another voltage)
- Provide a 2-pole 40-60 amp dedicated circuit in the breaker box per EV charger/plug
- Provide Homeowners Manual with EV charging best practices

Smart Green Ready Requirements

For a home to earn the Smart Green designation, the home must meet the prerequisites as outlined in this checklist. Please refer to the Smart Green Ready guidelines for detailed information on these requirements.

Home must include the following installed Smart Green features as a pre-requisite:

- Smart/Wi-Fi enabled and programmable thermostat
- Smart/Wi-Fi enabled lighting and/or controls at a minimum in one of the home's main rooms by installing one of the following:
 - Smart/Wi-Fi enabled switches, dimmers, or plug-in controllers.
 - OR-**
 - Smart/Wi-Fi enabled light bulbs

-AND-

Home must also include at least two Smart products from the following list:

- Smart/Wi-Fi Enabled appliance:
 - Refrigerator
 - Dishwasher
 - Range/Oven
 - Water heater
 - Clothes washer
 - Clothes dryer
- Smart/Wi-Fi enabled door lock
- Smart/Wi-Fi doorbell
- Smart/Wi-Fi garage opener

ADDITIONAL RECOMMENDATIONS FOR SMART GREEN HOMES

The below features are not required but strongly recommended for Smart Green Homes:

- Smart/Wi-Fi Enabled whole house mechanical ventilation
- Smart/ Wi-Fi Enabled and Weather-Sensing irrigation controller

CLIMATE READY Energy Resiliency Requirements

Building Design & Orientation

- Strategic placement of building to reduce heat gain from orientation
- Strategic placement of rooms and window areas

Renewable Energy Required

- EV Charging Ready (Level 1) - Use existing guidelines to do this
- EV Charging Required (Level 2)

Battery Energy Storage

- Backup Power

Increased R-value walls and Roof

- Use continuous insulation sheathing on exterior walls with a minimum R-3 value & installed as per manufacturer's guidelines to reduce thermal bridging & water infiltration
- Increase wall insulation to R-15 min. in addition to exterior continuous insulation

Reduce Energy Loss / Heat Gain of Floors

- Install slab edge insulation

Daylighting Strategies To Increase Passive Lighting

- Strategic placement of windows to take advantage of natural daylight as much as possible.
- Strategic shading of windows is required to reduce the amount of heat gain in the summer while allowing daylight in winter months.

Elevated Mechanical Equipment / Utilities / Other Exterior Infrastructures

- Outside equipment (i.e. HVAC compressors) and utilities (i.e. natural gas meters) are required to be elevated above the flood level in properties that are in a flood-prone area or with significant water flow during storm events.

Water Requirements

- Kitchen sink fixture must have a flow rating of 1.5 gpm. ^{1,3}
- Lavatory sink fixtures must be EPA WaterSense qualified or must have a flow of 1.5 gpm or less. ^{1,3}
- One showerhead per shower allowed with a flow rate of 1.75 gpm or less. ^{1,3}
- Lavatory sink fixtures must be EPA WaterSense qualified or must have a flow of 1.0 gpm or less. ^{1,3}
- Install WaterSense High Efficiency Toilets (HET) or toilets with an equivalent rating of 1.28 gpf or less. ^{1,3,5}
- Insulate all hot water supply lines within exterior walls, within crawl spaces, and in the attic with R-3 insulating material.

Either:^{1,2}

- Locate hot water fixtures within 20 feet of water heater -OR-
 - Install a hot-water-on-demand system -OR-
 - Install tankless water heaters near hot water fixtures
- Any installed water softener must meet the NSF/ANSI 44 standard.¹

Utility rooms where tank-type water heaters are located must have:

- A catch pan with a drain to the exterior -OR-
 - A leak detector with an automatic shut-off valve.
- Do not install water-sensitive flooring or carpeting in kitchens, bathrooms, powder rooms, laundry rooms, or utility rooms.
- Install only turf and landscaping from the SAWS approved plant list.¹
- It is strongly recommended that not more than 50% of the landscaped area is planted in turf.

LEVEL 2 & 3

- It is strongly recommended that not more than 25% of the landscaped area is planted in turf.
- Install at least four (4) inches of soil in areas where turf and/or irrigation are installed. Otherwise, landscape is to be left in a native state.

LEVEL 3

- Install at least six (6) inches of soil in areas where turf and/or irrigation are installed. Otherwise, landscape is to be left in a native state.

- All non-turf landscaped areas must have a minimum of 3 inches of organic or inorganic mulch, excluding plastic.
- Irrigation, if necessary, in non-turf areas is limited to drip or bubblers; irrigation sprays are prohibited in areas narrower than 5 feet.
- If an irrigation system is installed, it must include a rain sensor.¹
- Provide an irrigation plan to homeowner (required by TCEQ of irrigator).¹
- Provide a seasonal Irrigation schedule (required by TCEQ of irrigator).¹
- Irrigation systems installed in projects ≥5 acres in dimension must comply with the COSA conservation ordinance.
- Artificial turf is prohibited.
- If installing gutters, downspouts must drain onto a pervious surface (turf or landscaping), into a "rain garden," or into a rainwater harvesting cistern.

Climate Ready Water Security Requirements

Emergency Water Storage

- The Amount of water to be stored for an emergency is recommended to be at least one gallon of potable water per person per day for three days as per FEMA guidelines. The CDC recommends to storage enough water for 2 weeks supply.

Examples of water storage may include:

- Rain catchment system in conjunction with a water filtration/purification system
- Commercial unopened, unused bottled water stored in a cool and dark place in your home.
- Bathtub Storage kit (i.e. AquaPod Kit)

Water Purification/Filtration For Emergency

Water filtration system must meet EPA standards; emergency filtration examples include:

- Water treatment tablets
- Filtered water bottles
- Filtration straw

Site Requirements

- Comply with the City of San Antonio Tree Protection Ordinance.
- Preserve existing on-site vegetation as much as possible; where trees and understory must be removed, mulch the removed vegetation and reuse on the site.
- Retain on-site soil and rock waste generated by site preparation processes & re-use the material on the site to minimize site waste.
- Shade exterior hardscapes by preserving existing vegetation or planting new trees.
- Impervious surfaces must not exceed 20% of the total lot area minus the area of the building (house and garage) footprint, and driveway.
- See guidelines for impervious areas restrictions in homes featuring swimming pools.²
- Designate parking, material storage and staging away from root protection zones by using temporary fencing during construction.
- Provide a plan for recycling and/or reuse/grinding of construction waste.

Climate Ready Site Requirements

Low Impact Development

- Follow the San Antonio River Authority guidelines for L.I.D. landscape design.

Depth of Landscaping Soil

- All landscaping soil must have a minimum depth of 6 inches

Depth of Service Lines

- Service lines must be buried at a minimum depth of 6 inches

Tree Protection

- need more info*

Health & Materials Requirements

Follow all requirements to earn the EPA's Indoor airPlus

-OR-

Meet all of the following requirements:

- Use no less MERV 8 rated HVAC filters or equivalent.
- Seal HVAC ducts during construction as ducts are being installed.
- Vacuum boots and grills before first use.
- Install carbon monoxide detectors in units with natural gas appliances or equipment, and/or attached garages.^{1,2,3}
- Fireplaces are allowed only with restrictions.^{1,2}
- A fan/light time delay switch is recommended for every laundry room and bathroom/powder room which includes an exhaust fan.
- Fiber duct board (if installed), must comply with the fiber duct board requirements as described in the Guidelines.¹
- Do not use vapor barrier materials on interior surfaces of perimeter walls.
- Use Carpet & Rug Institute's Green Label certified carpet in all carpeted areas.¹
- Carpet adhesive or padding if used must also be Green Label certified.¹
- Vinyl composition tile and plastic laminated flooring is not recommended. (not allowed for level 3)
- All adhesives and sealants must be GREENGUARD certified or meet equivalent low-VOC standards as described in the guidelines.
- Low-VOC or Zero-VOC interior wall paint.
- No VOC restriction on trim paint (max. 15%).
- Houses built over the Edwards Aquifer Recharge Zone must use borate treatment on all wood framing and sheathing or use a non-toxic termite barrier.¹

Climate Ready Health Requirements

Air Purification System

- Install an enhanced air purification system with a microbial reduction of 95% or more.

Examples include:

- Air filter media MERV 13 or higher
- Electronic air purifier installed in the HVAC's AHU or furnace
- Ionic air purifier system
- Emergency air circulating fan and purifier (i.e. Dyson Pure Heater/Fan)
- UV Air Sanitizer

Climate Ready Materials Requirements

Class IV roof / Cool Roof that is durable and Heat resistant

- A metal roof is strongly recommended; other roof materials are allowed due to possible cost constraints.
- Roofing installation best practices are required to minimize damage during a strong wind or storm event.

High-Wind Resistant/Aerodynamic roof design & framing

- Hip Roof
- Dutch Hip Roof
- Strong Wind Proof roof ties for rafters
- Anchored bottom plate to concrete slab

Alternative Building Materials

The use of alternative building envelope materials with thermal resistance and low water absorption that are appropriate for our hot and humid climate zone is extremely recommended.

Examples of these materials include but are not limited to:

- ICF
- SIP panel
- Liquid thermal coating

PREPARED HOME CHECKLIST

This document is intended for a Build San Antonio Green home that has been designed with energy and water features that perform above code and that is designed to meet the Climate Ready home certification program. The information found on this document incorporates additional features that focus on preparedness for both extreme weather events and disease outbreaks such as the current COVID-19 pandemic. The preparedness items outlined here are intended to help building occupants to maintain energy & water security as well as a healthy indoor air quality in the case of an extreme weather or disease outbreak event.

AVAILABLE EMERGENCY LISTS & GUIDELINES

BSAG strongly recommends downloading a copy of the already available emergency checklists and guidelines from the sources listed here:

- Ready South Texas Emergency Kit list
- FEMA Emergency Supply List
- Center for Disease Control and Prevention (CDC) Resources:
 - CDC's Make Water Safe & Drink Water Safe Guidelines
 - CDC's Pandemic Personal nonpharmaceutical Interventions (NPIs): Everyday Preventive Actions
 - CDC's Get Your Household Ready for Pandemic Flu
- Environmental Protection Agency's (EPA) Emergency Disinfection of Drinking Water

ENERGY & COMMUNICATION SECURITY

A battery-operated & rechargeable emergency home power system (backup power) is extremely important in case there is a power outage due to an emergency.

- Battery operated backup systems come in different capacities/sizes. For example, a 500Wh system will provide enough backup power for LED lights, small fridge, smartphone charging, computers, and other small appliances such as TV for up to 45 hours depending on how many items you are connecting to.
- The backup power time will depend on the number of appliances & products being charged. We recommend making a list of the items you would want to power (power demand) and the period of charging time (run time) in an emergency event and then purchasing a backup system with enough large capacity for those anticipated needs.
- Battery-operated backup systems such as lithium can be recharged through an AC outlet or DC carport. Additionally, battery-operated systems can also be supplemented with a portable small solar panel as a recharging method.
- Rechargeable light bulbs are now available in the market. Consider buying a few rechargeable emergency light bulbs that can function without electricity in case of power outage.
- Have LED flashlights and enough batteries in storage dedicated only to your emergency kit.

- Portable smartphone or tablet power banks with USB ports are also recommended. Make a list on the number of devices to charge and purchase a portable smartphone power bank that can charge all of your household's smartphones and tablets. This will help reserve the charging capacity of your emergency backup power system for bigger and essential appliances.
- BSAG recommends to keep a crank or battery operated radio as part of your emergency kit to be able current on emergency updates.
- Sign up for your local emergency text alert system such as the City of San Antonio's ALERTSA and Bexar County's Wireless Emergency Alerts (WEA) to receive critical information during an emergency event.

WATER SECURITY

There are two sections for water security during an emergency event when municipal water supply is compromised during heavy flooding or other natural/ man-made environmental disasters:

Emergency water storage-

For an extreme weather event, the amount of water to be stored for an emergency is recommended to be at least one gallon of potable water per person and per pet per day for three days as per FEMA guidelines.

The CDC recommends to storage enough water for 2 weeks-supply. Examples of water storage may include:

- Commercial unopened, unused bottled water stored in a cool and dark place in your home.
- Bathtub prepared with a bathtub storage kit (i.e. AquaPod Kit)

Water purification/filtration system for emergency-

There are many options for water filtration systems, make sure you follow EPA 's guidelines for at-home purification/filtration methods. Some examples include:

- Water treatment tablets
- Filtered water pitcher or bottle
- Filtration straw
- Gravity/filtration systems (i.e. the Outback, Alexapure Pro, etc.)

INDOOR AIR QUALITY & PERSONAL HEALTH

BSAG recommends keeping in stock at least a three month supply of air filters for your AC unit; MERV 13 is the recommended rating for AC filters.

Emergency portable air purifier equipped with a “High Efficiency Particulate Air” (HEPA) filter is recommended. A HEPA filters are mechanical filters for certain devices such as air purifiers and vacuum cleaners that have been designed to trap certain harmful microorganisms and allergens to make the air in your home healthier. According to the Department of Energy (DOE), HEPA filters “can remove at least 99.97% of dust, pollen, mold, bacteria, and any airborne particles with a size of 0.3 microns (μm)”. Make sure to look at the coverage area for the selected air purifier as you may need more than one device depending on the size of your home. It is important to follow the manufacturer’s direction on the filter replacement frequency.

In addition to the above measures, a portable ultraviolet (UV) light disinfection device that uses short- wave ultraviolet (UVC) energy will be an efficient way to decontaminate the surfaces and equipment in a building to inactivate microorganisms such as bacteria, E.coli, viruses, mold, germs, etc. However, because BSAG is still learning about the performance standards of these portable devices, at the moment, BSAG recommends looking for a portable UV device that has been FDA-approved for individual use. Also, when choosing a UV disinfecting device is important to also look at the device’s performance (type of disinfection, percentage of disinfection) and its potential usage risks.

NOTE: DUE TO THE NEWLY EMERGENCE OF UV LIGHT PORTABLE TECHNOLOGY FOR INDIVIDUAL USE, BSAG IS CONDUCTING RESEARCH TO IDENTIFY PERFORMANCE STANDARDS AND TESTING AGENCIES FOR THE SAFE AND EFFECTIVE USE OF THESE PRODUCTS BY INDIVIDUALS SUCH AS THE EXISTING STANDARDS FOR UV LIGHT DESINFECTING DEVICES FOR MEDICAL USE.

Having in stock Personal Protection Equipment (PPE) for each member of your family can be of great help in the case of a pandemic or an extreme weather event. Some of these items include:

- Face masks such as fabric masks, surgical masks, or N95 rated masks-only if available.
- Disposable gloves made out of nitrile or vinyl.
- It is important to visit the CDC website for guidelines on how to properly wear and remove a face mask and how to remove disposable gloves during a pandemic to get the maximum benefit from your PPE.

BSAG recommends keeping in stock naturally-derived cleaning supplies such as hand soap, hand sanitizer, dish soap, disinfectants (wipes or spray), and rubbing alcohol to be able to clean and disinfect your home as needed.

IMPORTANT - FIREPLACES

The presence of a fireplace is a significant factor in indoor air quality as well as the byproducts of the fuel used. Any installed fireplace should be either a gas-fired direct vent with a sealed gas front, or a wood burning stove or fireplace insert that is listed on the EPA List of Certified Wood Heaters (dated May 15, 2015 or later). If a chimney is installed, the chimney and chimney surround should be located within conditioned space to minimize poor chimney performance due to the stack effect.

RECYCLED CONTENT

Where possible, use building materials with a high-recycled content. Builders are also required to provide a waste management plan to promote materials recycling or materials re-use to reduce waste ordinarily destined for the landfill.

Marketing Your Home

Build San Antonio Green yard signs are available to use for the applicant to show the public during construction that the house is pending certification with the Build San Antonio Green program. Because final certification is not earned until the house is finished and the results of the testing are submitted, a provided paper notice may be taped to the inside of a street-facing window during construction. The yard signs are the property of Build San Antonio Green and applicant may be asked to return the yard sign/signs when the house is sold.

Homeowner's Manual

The Build San Antonio Green staff will provide homes with a BSAG Certification sticker. The BSAG Certification will be placed on the outside part of the Main Electrical Panel door. The BSAG Certification sticker provides a website link for the homeowner to access a manual with the green features of their BSAG home.

FOOTNOTES

1. Provide documentation supporting this item with your application
2. Refer to the Guidelines for further explanation of this item.
3. Use the local jurisdictional code if it is more conservative.
4. If the attic is unvented or conditioned, do not include its square footage in the total "conditioned square footage" calculation.

Questions?
Contact Lina Luque
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