

CHAPTER 105  
(GREEN RENTAL HOUSING)

AN ORDINANCE TO ADD SECTIONS 8:532 THROUGH 8:539 TO CHAPTER 105 (HOUSING CODE) OF TITLE VIII (BUILDING REGULATIONS) OF THE CODE OF THE CITY OF ANN ARBOR (GREEN RENTAL HOUSING)

The City of Ann Arbor ordains:

Section 1: That Sections 8:532 through 8:539 of Chapter 105 of Title VIII of the Code of the City of Ann Arbor (Green Rental Housing) be added as follows:

**8:532. - Legislative Purpose.**

The purpose of Sections 8:532 through 8:539, which shall be known as the “Green Rental Housing Ordinance,” is to promote consumer protection for renters and the health, safety, and welfare of City residents, through energy efficiency measures, to reduce the greenhouse gas emissions produced by rental housing in Ann Arbor. This information is designed to enable more knowledgeable decisions about the full costs of living in rental housing, lower utility bills, and to reduce carbon emissions.

**8:533. - Definitions.**

The following definitions apply in the interpretation and enforcement of Sections 8:532 through 8:539 in addition to the definitions set forth in Section 8:500 of Chapter 105 above:

- (1) *Appliance*: A dishwasher, dryer, range, stove, washer, or water heater.
- (2) *Asset Rating*: The Energy Efficiency Score or the Home Energy Rating System Score.
- (3) *Checklist Pathway*: The option of achieving a minimum Energy Efficiency Score based upon the Green Rental Housing Checklist set forth in the Green Rental Housing Regulations.
- (5) *Director*: The Director of the Office of Sustainability and Innovations or their authorized designee.
- (6) *Energy Efficiency Score*: The total number of points a Dwelling or Dwelling Unit receives for participating in or completing items on the Green Rental Housing Checklist.
- (7) *Energy Star Certified Product*: Any product that has an Energy Star label to show the product has met strict standards for energy efficiency as set by the United States Environmental Protection Agency.
- (8) *Green Rental Housing Checklist*: The checklist, adopted in the Green Rental Housing Regulations, from which an Owner or Agent may select items to participate in or complete to achieve a minimum Energy Efficiency Score through the Prescriptive Pathway to compliance.

(9) *Heating/Cooling System*: A furnace, air conditioner, or heat pump (air source or geothermal).

(10) *Home Energy Rater*: A person who is certified as a home energy rater by Residential Energy Services Network (RESNET) to determine home energy performance scores for residential Dwellings and Dwelling Units.

(11) *Home Energy Rating System Assessment Pathway*: The option of utilizing a Home Energy Rating System Score as a method to satisfy the Green Rental Housing requirements of Section 8:536.

(12) *Home Energy Rating System Score*: The score and associated report documenting the results and suggestions for improvement prepared by a Home Energy Rater in compliance with HERS Index Score Standard.

#### **8:534. - Green Rental Housing Regulations.**

The Director shall adopt regulations implementing Sections 8:532 through 8:539, which shall include the Green Rental Housing Checklist for the Checklist Pathway to compliance. The regulations shall take effect 30 days after being filed with the City Clerk unless modified or disapproved by the City Council.

#### **8:535. - Applicability.**

Except as otherwise provided herein, the provisions of Sections 8:532 through 8:539 shall apply to all Dwellings and Dwelling Units in the City of Ann Arbor without regard to whether these were constructed before or after the effective date of Sections 8:532 through 8:539. Sections 8:532 through 8:539 do not apply to owner-occupied single-family attached and detached homes, homes for the aged which are licensed by the State of Michigan, and Short-term Rentals as defined by Chapter 97, Section 7:651 of the City Code.

#### **8:536. - Requirements for Energy Efficiency in Rental Dwellings and Dwelling Units.**

(1) *Energy Efficiency*. Prior to each periodic rental housing inspection required by Section 8:511 of Chapter 105, each Dwelling or Dwelling Unit must achieve a minimum Asset Rating by complying with either the Checklist Pathway or the Home Energy Rating System Assessment Pathway as set forth below:

(a) *Checklist Pathway*. A Dwelling or Dwelling Unit must achieve a minimum Energy Efficiency Score based upon completing any combination of items from the Green Rental Housing Checklist to achieve a minimum Energy Efficiency Score as follows:

- i. Period 1: Six (6) months after the Effective Date of Sections 8:532 through 8:539, a Dwelling or Dwelling Unit must achieve a minimum Energy Efficiency Score of 30/220.

- ii. Period 2: Three (3) years after the Effective Date of Sections 8:532 through 8:539, a Dwelling or Dwelling Unit must achieve a minimum Energy Efficiency Score of 80/220.

Prior to the periodic inspection required by Chapter 105, Section 8:511, the Agent or Owner of a Dwelling or Dwelling Unit must submit a testament to the City's Rental Housing Services that the Dwelling or Dwelling Unit has achieved the minimum Energy Efficiency Score; or

(b) Home Energy Rating System Assessment Pathway. Six (6) months after the Effective Date of Sections 8:532 through 8:539, a Dwelling or Dwelling Unit must undergo a Home Energy Rating System (HERS) assessment by a licensed Home Energy Rater and achieve a minimum Home Energy Rating System Score of 110.

Prior to the periodic inspection required by Chapter 105, Section 8:511, the Agent or Owner of a Dwelling or a Dwelling Unit must submit the Home Energy Rating System Score to the City's Rental Housing Services.

(2) Energy Disclosure. The result of either Pathway used to achieve compliance shall be made available to the public via the Building Department's online permitting system.

#### **8:537. - Waiver from the Green Rental Housing requirements.**

(1) An Owner or Agent of a Dwelling or Dwelling Unit may request a waiver from the Green Rental Housing requirements of Section 8:536 in writing. The Owner or Agent shall submit to the Director any documentation reasonably necessary to substantiate the request or otherwise assist the Director in the waiver determination. Any waiver granted will be limited to the periodic inspection for which the request was made and does not extend to future periodic inspections.

(2) The Director may, in their sole discretion, waive the Green Rental Housing requirements if they determine that an Owner or Agent cannot meet them due to one of the following conditions:  
(a) a low-income qualified Owner; or (2) a special circumstance unique to the Dwelling or Dwelling Unit for which compliance would cause undue hardship to the Owner.

(3) Waiver requests must be received by the Director no later than thirty (30) business days prior to the date of inspection. Requests must be submitted:

(a) By email with the subject "City of Ann Arbor Green Rental Housing Waiver Request" to [sustainability@a2gov.org](mailto:sustainability@a2gov.org); or

(b) By hard copy to: Attn: Green Rental Housing Waiver Request, Office of Sustainability and Innovations, 301 E. Huron Street, Ann Arbor, MI 48104

Upon receipt of the waiver request, the Director will provide a receipt to acknowledge receiving the waiver request. The Director shall review and decide each waiver request within 14 days of receipt. A decision on a waiver request may be appealed to the City Administrator by submitting a written appeal to the Director along with any supporting documentation within 7 days from the date of the decision.

### **8:538.- City Maintenance of Records.**

The Director shall maintain all records submitted in compliance with Section 8:536 for a period of 8 years.

### **8:539. Enforcement and Penalties.**

(1) A violation of any provision of Section 8:536 is a civil infraction punishable by a fine of \$500.00 for a first offense, and \$1,000.00 for each additional or subsequent offense, plus the costs of prosecution including court costs. Each act or violation and every day upon which any such violation shall occur shall constitute a separate offense. Violations shall be enforced by the Office of Sustainability and Innovations and/or Building and Rental Services Unit Employees. The court may issue and enforce any judgment, writ, or order necessary to enforce Section 8:536.

(2) Knowingly submitting a false testament or Home Energy Rating System Score or submitting either with reckless disregard for its truth and accuracy is a civil infraction punishable by a fine of not more than \$500.00 plus the costs of prosecution, including court costs.

(3) The remedies set forth in this Section are not exclusive. In addition to any remedies provided in this Section, the City may also seek equitable relief or other remedies.

Section 2. Effective Date. This ordinance shall take effect and be in force on and after ten days from publication thereof as provided for in the Charter of the City of Ann Arbor.

**City of Ann Arbor**  
**Green Rental Housing Regulations**  
**Regulation Additions to Chapter 105, Sections 8:532 through 8:539 of the City of**  
**Ann Arbor, Green Rental Housing Ordinance**

**2024 Edition**

**R.1 Rental Energy Efficiency Requirements**

At the time of the periodic rental housing inspection required by City Code Chapter 105 Section 8:511, a Dwelling or Dwelling Unit must achieve energy efficiency compliance through *one* of the two following pathways:

- (1) *Home Energy Rating System Assessment Pathway*: A Dwelling or Dwelling Unit must undergo a Home Energy Rating System (HERS) assessment by a licensed Home Energy Rater and complete the suggested items on the report to reach a minimum Home Energy Rating System Score of 110; or
- (2) *Checklist Pathway*: A Dwelling or Dwelling Unit must achieve a minimum efficiency score by selecting any combination of items with assigned point values on the Green Rental Housing Checklist.

**R.2 Home Energy Rating System Assessment Pathway to Energy Efficiency Compliance**

- (1) The Requirement. Prior to the periodic rental housing inspection required by City Code Chapter 105 Section 8:511, a Dwelling or Dwelling Unit must undergo a Home Energy Rating System (HERS) assessment by a licensed Home Energy Rater and complete the suggested items on the report to reach a minimum Home Energy Rating System Score of 110.
- (2) Submission of Home Energy Rating System Score. By the time of the periodic rental housing inspection required by City Code Chapter 105 Section 8:511, each Agent or Owner for each Dwelling or Dwelling Unit must submit a Home Energy Rating System Score to the City's Rental Housing Services.

**R.3 Checklist Pathway to Energy Efficiency Compliance**

- (1) The Requirement. Prior to the periodic rental housing inspection required by City Code Chapter 105 Section 8:511, a Dwelling or Dwelling Unit must achieve a minimum Energy Efficiency Score by selecting any combination of items to participate in or complete from the Green Rental Housing Checklist.
- (2) Minimum Energy Efficiency Score and Timing.
  - (a) *Compliance Period 1*: For periodic rental housing inspections six (6) months after the Effective Date of the Green Rental Housing Ordinance, Dwellings and

Dwelling Units using the Prescriptive Pathway must achieve an Energy Efficiency Score of at least 30/220 on the Green Rental Housing Checklist.

(b) *Compliance Period 2*: For periodic rental housing inspections three (3) years after the Effective Date of the Green Rental Housing Ordinance, Dwellings and Dwelling Units using the Prescriptive Pathway must achieve an Energy Efficiency Score of at least 80/220 on the Green Rental Housing Checklist.

(3) Green Rental Housing Checklist. The Green Rental Housing Checklist applicable to Dwellings or Dwelling Units using the Prescriptive Pathway is attached as **Exhibit A** to these Regulations.

(4) Attestation of Score. Prior to the periodic rental housing inspection required by City Code Chapter 105 Section 8:511, each Agent or Owner for each Dwelling or Dwelling Unit must submit a testament to the City's Rental Housing Services that the Dwelling or Dwelling Unit has achieved the applicable minimum Energy Efficiency Score. The testament form is attached as **Exhibit B** to these Regulations.

(4) Checklist Items to Achieve a Minimum Energy Efficiency Score. This section sets forth the criteria that must be met to achieve the available points for each item on the Green Rental Housing Checklist. A Dwelling or Dwelling Unit is not required to meet the criteria for all items on the Green Rental Housing Checklist. Instead, Owners/Agents may select to participate in or complete any combination of items to achieve the applicable minimum Energy Efficiency Score:

**(a) Planning**

(i) Complete an Energy Assessment (10 points):

- Any verified Energy Assessment can be used for completion, and the results of the assessment should be shown to achieve compliance.
- If the Energy Assessment provides a score, the Dwelling or Dwelling Unit need not achieve any minimum score to receive the available points.
- Examples of a qualifying Energy Assessment include but are not limited to: Ann Arbor Home Energy Advisor (HEA), Home Energy Score (HES), Home Energy Rating System (HERS), a home energy assessment completed by an assessor who has completed one of the following home energy certification programs: the American Society of Heating, Refrigerating, and Engineers Building Energy Assessment Professional certification, the Association of Energy Engineers Certified Energy Auditor certification, the Building Performance Institute Home Energy Professional Energy Auditor certification, the Residential Energy Services Network Home Energy

Rater certification, or any other third-party certification recognized or deemed equivalent by the U.S. Department of Energy.

- An Energy Assessment is only valid for eight (8) years. To achieve the available points, the Energy Assessment must have been completed within eight (8) years prior to the date of the periodic rental inspection.

(ii) Complete an Energy Improvement Plan (*10 points*):

- An Energy Improvement Plan will detail the Dwelling or Dwelling Unit's current energy usage, articulate improvement goals, and suggest how to achieve such goals.
- While the overall structure can be flexible to meet the needs of the Owner, at a minimum, the following information must be included in an Energy Improvement Plan:
  - *Existing performance*: details how the Dwelling or Dwelling Unit is currently performing. An Energy Assessment or a completed Green Rental Housing Checklist fulfill this requirement.
  - *Goals*: sets goals for improvement. At a minimum, the goals should include achieving compliance with all Green Rental Housing requirements.
  - *Actions and timelines*: determines what actions and/or upgrades are needed to achieve the goals set forth and the timeline for completing each action and/or upgrade.
  - *Roles and responsibilities*: indicates who is responsible for executing the Energy Improvement Plan.
  - *Resources*: lists the resources needed to achieve the goals.

**(b) Sustainability, Health, and Education**

(i) Allow Bike Parking (*2 points*): At least one space must be available per five (5) units, or occupants must be permitted to lock bikes in an exterior location of their unit such as a patio or balcony.

(ii) Curbside Compost Bins Are Provided (*2 points*): At least one curbside compost cart must be available for residents in the same location as each garbage and recycling bin.

(iii) Energy Efficiency Windows (*4 points*): All windows in the unit must be Energy Star rated or have a low e-coated window film rated by the National

Fenestration Rating Council (NFRC). The low e-coating can be integrated into the window itself or it may be a window film that is attached.

(iv) Provide Residents Free or Discounted Bus Passes (2 *points*): Each resident must be provided a free 30-day flex bus pass or one that is discounted at least fifty percent (50%) upon move-in. A new pass must be provided at the beginning of each 30-day period thereafter throughout the occupant's lease term.

(v) Provide Free Wi-Fi (2 *points*): Wi-Fi is available at no additional cost to the resident in each Dwelling or Dwelling Unit. Each resident will be responsible for their own router. To obtain the available points, Wi-Fi speed must meet the Federal Communications Commission (FCC) broadband speed benchmark of download speeds of 100 megabits per second and upload speeds of 20 megabits per second.

(vi) Furnished Unit (2 *points*): A furnished unit must include one (1) couch, one (1) coffee table, two (2) end tables, one (1) dining room table with four (4) chairs, one (1) bed per bedroom, one (1) refrigerator, one (1) microwave, and one (1) stove/range.

(vii) Habitable Room Area Has Access to Natural Daylight (2 *points*): Every Habitable Room Area, as defined by City Code Chapter 105 Section 8:500 has at least one window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors. The minimum total glazed area for every Habitable Room Area shall not be less than eight percent (8%) of the Habitable Room Area.

(viii) Provide Lawn Maintenance with All Electric-Powered or Manual Equipment (4 *points*): All equipment used in the routine maintenance of the lawn care must be all-electric or routine maintenance of lawn care must be done using manual equipment. This includes but is not limited to lawn mowers, trimmers/edgers, hedgers/tree trimmers, and leaf blowers.

(ix) Provide On-Site Clothes Washer and Dryer (2 *points*): Washers and dryers must be present and available for residents to use. Washers and dryers may be located either in each unit or in a communal laundry room shared by all residents.

(x) There is a Garden On-Site or Nearby (2 *points*): A garden, either one that can be used in each resident's space or a community option, is available to residents on-site or within a one quarter (1/4) mile radius of the Dwelling or Dwelling Unit.

(xi) Allow Outdoor Line Drying of Clothes (2 *points*): Residents are permitted to dry clothes outside. There is no prohibition against outdoor clothes drying



in the lease nor is there any policy enforced that prevents residents from drying clothes outside.

(xii) Participate in Pollinator-Aware Yard Care (2 *points*): Register your address as a Pollinator-Aware Yard Care program participant with the City of Ann Arbor. Complete the registration form and list practices taken to participate in the program.

(xii) Accept Affordable Housing Options and/or Has an Eviction Diversion Program (2 *points*): The Owner or Agent accepts housing vouchers designed to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing. Options include but are not limited to:

- Section 8 Vouchers from the U.S. Department of Housing and Urban Development.
- The Housing Choice Voucher Program from the Michigan State Housing Development Authority.
- The Veterans Administration Supportive Housing Vouchers from the Department of Housing and Urban Development and the Veterans Administration.
- The Project-based Voucher program from the U.S. Department of Housing and Urban Development.
- The Family Unification Program from the U.S. Department of Housing and Urban Development.
- The Mainstream Voucher Program from the U.S. Department of Housing and Urban Development.

Alternatively, the Dwelling or Dwelling Unit may achieve the available points if the Owner or Agent provides a program that connects occupants to legal assistance in any potential eviction case.

(xiv) Residents Participate in a Rental Sustainability Session (10 *points*): Owner or Agent must host an annual event using curriculum developed by the City's Office of Sustainability and Innovations or the Owner or Agent must provide a recording of an event to all residents upon move-in and once annually. To achieve the available points, at least fifty percent (50%) of all residents in a Dwelling or Dwelling Unit must attend or view the recording.

(xv) Use Electric or Manual Equipment for Sidewalk Clearing in the Winter (2 *points*): All sidewalk clearing must be conducted using either electric (e.g. electric powered snow blowers) or manual equipment (e.g. shovels).

(xvi) Provide Space Cooling (2 *points*): Space cooling refers to any permanent technology that provides cooling to the Habitable Room Area. Examples include, but are not limited to, central air conditioning, window units, and ductless mini-split heat pump options.

(xvii) Use a Programmable Thermostat (2 *points*): All thermostats in the unit have the ability to adjust the times that the heating or air-conditioning is running and to set the temperature to a schedule.

(xviii) Use an Energy Star Certified Smart Thermostat (2 *points*): All thermostats in the Dwelling or Dwelling Unit are Wi-Fi enabled devices and automatically adjust heating and cooling temperature settings, and can be controlled via an application allowing the occupant to adjust the temperature from anywhere with an internet connection. These available points may be stacked with the programmable thermostat option above.

(xix) All Windows Can Be Opened (2 *points*): All windows, sliding glass doors, or skylights in the unit can be easily opened, or each Habitable Room Area has such a device that will adequately ventilate the room. The total area for ventilation shall be at least four percent (4%) of the floor area of the room served. Mechanical ventilation may be provided in lieu of natural ventilation if approved by the Building Official as affording ventilation in accordance with standard ventilation requirements in the Mechanical Code.

**(c) Renewable Energy and Electrification.**

(i) Majority of Electricity for the Dwelling or Dwelling Unit is Provided by Renewable Energy Either On-Site or Through a Green Pricing Program (8 *points*): At least fifty one percent (51%) of the electricity used in the unit is generated by renewable energy. This must be shown by an electric bill, solar modeling, green pricing participation agreement, or some other documentation.

(ii) Electricity is the Primary Type of Energy Used for Space Heating (15 *points*): All space heating in the unit must be provided primarily by electricity. Examples include baseboard heat, an electric furnace, a heat pump (air source or geothermal), or a hybrid electric and a gas backup system.

(iii) Electricity is the Primary Type of Energy Used for Water Heating (4 *points*): All water heating in the unit must be provided primarily by electricity. Examples include electric tank water heaters, electric on-demand water heaters, and heat pump water heaters.

(iv) Use Electric Clothes Dryers (*3 points*): The unit contains only electric clothes dryers. Examples include electric resistance and heat pump dryers. In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are electric.

(v) Use Electric Ovens and Ranges (*5 points*): The unit contains only electric ovens and/or ranges. Examples include electric resistance coils and induction cooktops.

#### **(d) Insulation and Air Sealing**

(i) Provide Air Sealing (*9 points*): Air sealing must be provided around floors, all windows, doors, and any other points of air infiltration, such that a blower door test shows a CFM50 roughly equal to the square footage of the household.

(ii) Insulate the Attic and Non-Attic Roof Areas (*9 points*): The attic must be insulated to a level of R-50 or greater. This could be 18" or more of blown in insulation or 8" or more of closed cell spray foam. Finished attics and ceiling areas with no attic above must be insulated to R-30 or greater.

(iii) Seal and Insulate Ducts (*9 points*): Ducts must be sealed to ten percent (10%) leakage or less and insulated with R-8 insulation or greater. A duct blaster test confirms current duct leakage.

(iv) Insulate Foundation, Rim Joists, and Crawl Space (*9 points*): Foundation walls and rim joists must be insulated to R-10 or greater, and crawl space vents must be air sealed.

(v) Insulate Walls (*9 points*): All exterior walls must have R-13 or greater insulation.

#### **(e) Heating, Cooling, and Water Heating**

(i) Medium-Efficiency Heat Pump with Gas Backup Heat (*15 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 16 and HSPF rating of 9.5, with gas furnace backup.

(ii) High-Efficiency Heat Pump with Gas Backup Heat (*30 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 20 and HSPR rating of 11, with gas furnace backup.

(iii) Low-Efficiency Heat Pump with Electric Resistance Heat (*10 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 16 and HSPF rating of 9.2, with electric resistance backup heat.

(iv) Medium-Efficiency Heat Pump with Electric Resistance Heat (*20 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 16 and HSPF of 9.5, with electric resistance backup heat.

(v) High-Efficiency Heat Pump with Electric Resistance Backup Heat (*30 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 20 and HSPF of 11, with electric resistance backup heat.

(vi) Geothermal (Ground Source) Heat Pump (*30 points*): The Dwelling or Dwelling Unit must have a geothermal heat pump system with HSPF 13 or higher.

(vii) Heat Pump Water Heater (*15 points*): The Dwelling or Dwelling Unit must have a heat pump water heater(s) using electricity to move heat from one place to another instead of generating heat directly. It can be a stand-alone water heating system or a combination water heating and space conditioning system.

#### **(f) Appliances**

(i) Dishwashers Are Energy Star Rated (*1 point*): All dishwashers in the Dwelling or Dwelling Unit must be Energy Star rated.

(ii) Use Heat Pump Clothes Dryers (*1 point*): All dryers in the Dwelling or Dwelling Unit are heat pump dryers, which are closed loop systems that operate by heating the air, using it to remove moisture from the clothes, and reusing it once the moisture is removed. In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are heat pump dryers.

(iii) Use Induction Ranges (*1 point*): All cooktops and ranges in the Dwelling or Dwelling Unit, use induction for heating. Induction cooking uses an electromagnetic field that transfers currents directly to the cookware placed on the glass surface.

(iv) Clothes Dryers Are Energy Star Rated (*1 point*): All clothes dryers in the Dwelling or Dwelling Unit must be Energy Star rated. In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are Energy Star rated.

#### **(g) Water**

(i) *Dishwasher* (2 points): A dishwasher must be available in the Dwelling or Dwelling Unit.

(ii) Grass and Landscaping Are Not Watered (2 *points*): There is no sprinkler system installed, and there is no operating procedure for watering the grass or landscaping.

(iii) Use Water Leak Detectors (2 *points*): Water leak detector(s) are installed in the Dwelling or Dwelling Unit. A leak detector can either be a whole-system unit that monitors the entire water delivery system or a system of floor detectors. If using floor detectors, there must be one at each appliance that is connected to the water system, including, but not limited to:

- Sink(s)
- Toilet(s)
- Water heater(s)
- Washing machine(s)

(iv) Use Low Flow Showerheads (2 *points*): All showerheads in the Dwelling or Dwelling Unit must meet the Environmental Protection Agency's (EPA) WaterSense standard rating of 2.0 Gallons Per Minute (GPM)

(v) Use Low Flow Sink Aerators (2 *points*): All bathroom sinks in the Dwelling or Dwelling Unit must meet EPA's WaterSense standard rating of 1.5 Gallons Per Minute (GPM).

(vi) Low Flow Toilets (2 *points*): All toilets in the Dwelling or Dwelling Unit must meet EPA's WaterSense standard rating of 1.6 Gallons Per Flush (GPF).

(vii) On-Site Clothes Washer is Energy Star Certified (2 *points*): The clothes washer must be Energy Star rated. In the case of shared clothes washers, a Dwelling or Dwelling Unit gets credit if the clothes washer(s) allocated to it is/are Energy Star rated.

(viii) Rain Garden or Bioswale on the Property (2 *points*): The property on which the Dwelling or Dwelling Unit sits contains a rain garden or bioswale that is certified by the Washtenaw County Water Resources Commissioner or other certifying entity.

(ix) Water-Efficient Landscaping (2 *points*): The common-use areas intended or made available for the use of building residents must meet all the outdoor water efficiency criteria of the EPA WaterSense Specifications (Section 4).

(x) WaterSense Labeled Irrigation System (2 *points*): If an irrigation system is present, both the spray sprinkler bodies and the irrigation controlling must be WaterSense labeled.

**(h) Unlisted Innovative Measures.** Measures instituted on the property that are not listed here and have a direct energy efficiency, renewable energy, or sustainability impact. Owners/Agents may request consideration of such measures for compliance with the Green Rental Housing Ordinance to the Office of Sustainability and Innovations Director for approval. The Director retains sole discretion to approve or deny such requests.

# Ann Arbor Green Rental Housing Checklist

## Planning

Planning Options	Points	Requirement
Completed Energy Assessment	10	An energy assessment has been completed that is inclusive of the unit.
Energy Improvement Plan	10	Submit a plan detailing planned improvements.
<b>Total Possible Planning Points</b>	<b>20</b>	

## Sustainability, Health, and Education

Sustainability, Health, and Education Options	Points	Requirement
Bike Parking	2	One space is available per five units. Alternative, occupants are allowed to lock bike in an exterior location of the unit.
Curbside Compost Bins Provided Where Available	2	At least one compost bin is available in each location where trash and recycling are present.
Energy Efficient Windows	4	Windows are Energy Star rated or have a low-e coated window film applied.
Free or Discounted Bus Passes	2	Each occupant has access to a free or discounted bus pass provided by the Owner.
Free Wi-Fi Provided	2	Wi-Fi that meets minimum broadband requirements (100 Mbps download and 20 Mbps upload) is provided.
Furnished Unit	2	The unit is available as fully furnished.
Habitable Spaces Have Access to Natural Daylight	2	Every habitable room shall have at least one window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors
Lawn Maintenance Is Provided with Electric-Powered Equipment	4	All equipment used in the routine maintenance of the lawn care shall be all-electric equipment or done using manual equipment.
Occupants Participate In a Renter Sustainability Session	10	At least 50% of occupants must attend and/or view a recording of the event.
On-Site Clothes Washer(s) and Dryer(s)	2	Washers and dryers are present and available for occupants to use either in-unit or communal.
On-Site or Nearby Garden	2	A garden, either one that can be used in the occupant's space or a community option, is available to occupants on-site or within $\frac{1}{4}$ mile.
Outdoor Line Drying of Clothes Allowed	2	There is no prohibition against outdoor clothes drying in the lease nor is there any policy enforced that prevents occupants from doing so.
Participate in Pollinator-Aware Yard Care	2	Register the building's address as a Pollinator-Aware Yard Care program participant with the City of Ann Arbor.

Property Accepts Affordable Housing Options and/or Has an Eviction Diversion Program	2	The property accepts housing vouchers designed to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing and/or connects occupants at risk of eviction with legal assistance.
Sidewalk Clearing Services in the Winter are Conducted Using Electric or Manual Equipment	2	All clearing is conducted using either electric (e.g., electric powered snow blower) or manual (e.g., shovels) options.
Space Cooling is Provided	2	A permanent technology that provides cooling to the habitable space is present.
Thermostat is Programmable	2	A thermostat that has the ability to adjust the times the heating or air-conditioning is running and the temperature it is set to according to a pre-set schedule is present.
Thermostat is Energy Star Certified Smart Thermostat	2	A Wi-Fi enabled thermostat that adjusts heating and cooling temperature settings for optimal performance and can be controlled from anywhere with an internet connection is present.
Windows can be Opened	2	Every habitable room shall have at least one window, sliding glass door, or skylight which can easily be opened, or such other device as will adequately ventilate the room. Mechanical ventilation may be provided in lieu of natural ventilation.
<b>Total Possible Sustainability, Health, and Education Points</b>		<b>50</b>

<b>Renewable Energy and Electrification</b>		
<b>Renewable Energy and Electrification Options</b>	<b>Points</b>	<b>Requirement</b>
Majority of Electricity Provided by Renewable Energy Either Onsite or Through a Green Pricing Program	8	At least 51% of the electricity used on-site is generated by renewable energy on-site or through a green pricing program.
Electricity is the Primary Type of Energy Used for Space Heating	15	Any type of primary heating that uses electricity to provide heating. Examples include baseboard heat, an electric furnace, a heat pump (air source or geothermal), or a hybrid electric and a gas backup system.
Electricity is the Primary Type of Energy Used for Water Heating	4	Any type of water heater that uses electricity to heat water. Examples include electric tank water heaters, electric on-demand water heaters, and heat pump water heaters.
Electric Clothes Dryers	3	Any type of clothes dryer that uses electricity to dry clothes. Examples include electric resistance and heat pump dryers.
Oven and Range are Electric	5	An oven and range that heats food using electricity. Examples include electric resistance coils and induction.



### Energy Efficiency

Insulation and Air Sealing Options	Points	Requirement
Air Sealing	9	A blower door test showing an CFM50 roughly equal to the square footage of the household
Attic and Non-attic Roof Areas are Insulated	9	The attic is insulated to R-50 or greater. Finished attics and ceiling areas with no attic above should be insulated to R-30 or greater.
Ducts Sealed and Insulated	9	Ducts are sealed to 10% leakage or less and insulated with R-8 insulation or greater.
Foundation, Rim Joists, and Crawl Space are Insulated	9	Foundation walls and rim joists are insulated to R-10 or greater, and crawl space vents are air sealed.
Walls are Insulated	9	All exterior walls have R-13 or greater insulation.
<b>Total Possible Insulation and Air Sealing Points</b>	<b>45</b>	

Heating, Cooling, and Water Heating Options	Points	Requirement
<b>Heating &amp; cooling system (select only 1)</b>		
Medium-Efficiency Heat Pump with Gas Backup Heat	15	An air-source heat pump with a minimum rating of SEER 16 and HSPF 9.5, with gas furnace backup.
High-Efficiency Heat Pump with Gas Backup Heat	30	An air-source heat pump with a minimum rating of SEER 20 and HSPF 11, with gas furnace backup.
Low-Efficiency Heat Pump with Electric Resistance Heat	10	An air-source heat pump with a minimum rating of SEER 16 and HSPF 9.2, with electric resistance backup heat.
Medium-Efficiency Heat Pump with Gas Backup Heat	20	An air-source heat pump with a minimum rating of SEER 16 and HSPF 9.5, with electric resistance backup heat.
High-Efficiency Heat Pump with Electric Resistance Backup Heat	30	An air-source heat pump with a minimum rating of SEER 20 and HSPF 11, with electric resistance backup heat.
Geothermal (Ground Source) Heat Pump	30	A geothermal heat pumps system with HSPF 13 or higher.
<b>Water heating system</b>		
Heat Pump Water Heater	15	A water heater that uses heat pump technology. They are also commonly referred to as hybrid electric water Heaters
<b>Total Possible Heating, Cooling and Water Heating Points</b>	<b>45</b>	

Appliance Options	Points	Requirement
Dishwasher is Energy Star rated	1	Dishwasher has Energy Start rating.
Heat Pump Clothes Dryer	1	Clothes dryer that uses heat pump technology. Can stack with Energy Star rating if heat pump dryer has Energy Star rating.

Induction Cooktop and Range	1	An oven and range that heats food using induction.
On-Site Clothes Dryer is Energy Star Rated	1	Clothes dryer has Energy Star rating. Can stack with heat pump clothes dryer.
Refrigerator is Energy Star Rated	1	Refrigerator has Energy Star rating.
<b>Total Appliances Points</b>	<b>5</b>	

<b>Total Possible Energy Efficiency Points</b>	<b>95</b>
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<b>Water Efficiency</b>		
Water Efficiency Options	Points	Requirement
Dishwasher	2	A dishwasher is available in the unit.
Grass and Landscaping are Not Watered	2	No sprinkler system is installed and there is no operating procedure for watering the grass and landscaping.
Leak Detectors	2	Leak detector(s) are installed in the unit. Either a whole-system unit that monitors the entire water delivery system or a system of floor detectors.
Low Flow Showerheads	2	All showerheads in the unit must meet EPA's WaterSense standard rating of 2.0 Gallons Per Minute (GPM).
Low Flow Sink Aerators	2	All bathroom sinks in the unit must meet EPA's WaterSense standard rating of 1.5 Gallons Per Minute (GPM).
Low Flow Toilets	2	All toilets in the unit must meet EPA's WaterSense standard rating of 1.6 Gallons Per Flush (GPF).
On-site Clothes Washer is Energy Star Certified	2	If there is a clothes washer on-site, whether in the unit or a communal one, it is Energy Star rated.
Rain Garden or Bioswale on the Property	2	A rain garden or bioswale is on the property that is certified by Washtenaw County Water Resources or other certifying entity.
Water-efficient Landscaping	2	The common-use areas intended or made available for the use of building occupants shall meet all the outdoor water efficiency criteria of the EPA WaterSense Specifications (Section 4).
WaterSense Labeled Irrigation System	2	If an irrigation system is present, both the spray sprinkler bodies and the irrigation controller must be WaterSense labeled.
<b>Total Possible Water Points</b>	<b>20</b>	

<b>Total Possible Points</b>	<b>220</b>
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<b>Points Achieved</b>
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<b>Unlisted Innovative Measures</b>		
Innovative Measure Options	Points	Requirement
Measures to be submitted	Discretionary	Submit measures to the Office of Sustainability and Innovations Manager to be approved.

# Green Rental Housing Attestation Form

## Instructions

If pursuing the Checklist Pathway, upon reviewing the Green Rental Housing Checklist, fill out the subsequent table with the options present in the dwelling or dwelling unit or attach a copy of the Green Rental Housing Checklist that clearly marks which options are presented and the overall score. Alternatively, if pursuing the Home Energy Rating System Disclosure Pathway, attach a copy of the Home Energy Rating System assessment report.

Prior to the periodic inspection required by Chapter 105, Section 8:511, the Agent or Owner of a Dwelling or Dwelling Unit must submit this testament to the City's Rental Housing Services along with any supporting documentation (e.g., appliance specifications demonstrating their efficiency, images, etc.).

## Attestation

By signing this document, I hereby attest the dwelling or dwelling unit contains the items as indicated in this document and/or the attachments.

Dwelling or Dwelling Unit

Name

Signature

Date

Email

Phone Number

[illegible]