



Indoor AirPlus Version 2 Verification Checklist

(Refer to full Indoor AirPlus Verification Requirements for details)

OMB Control Number 2060-NEW
Approval Expires: Pending Approval

Location Information:			
Home/Building Address: _____		City: _____ State: _____ Zip Code: _____	
Property/Development Name: _____		Number of Units (Multifamily Only): _____	
Multifamily Units to Which This Checklist Applies: _____			
Indoor AirPlus Tier (select one): Certified Gold		New Construction Gut Rehabilitation Certifying as ENERGY STAR Sampling Protocol Used (Multifamily Only)	
Climate Zone (0-8): _____ Moisture Zone (A-C): _____			
EPA Radon Zone (1-3): _____			
Builder Responsibilities: <ul style="list-style-type: none"> It is the exclusive responsibility of builders to ensure that each certified home is constructed to meet the Indoor AirPlus requirements identified as "Builder Responsibility". While builders are not required to maintain documentation demonstrating compliance for each individual certified home, builders are required to develop a process to ensure compliance for each certified home (e.g., incorporate these requirements into the Scope of Work for sub-contractors, require a site supervisor to inspect each home for these requirements, and/or sub-contract the verification of these requirements to a Verifier). Builders are required to review these Items with a representative of the Verification Organization and attest to their compliance at least once per development/community using the IAP Builder Responsibilities form. In the event that the EPA determines that a certified home was constructed without meeting these requirements, the home may be decertified. 			
Verifier has received signed Builder Responsibilities document from Builder			
Section 1 – Moisture Control			Must Correct
			Verified
			N/A
Water-Managed Site and Foundation			
1.1	1.1.1	Impermeable surfaces sloped ≥ 0.25 in. per ft. away from the building.	Builder Responsibility
	1.1.2	Newly installed backfill tamped and final grade sloped ≥ 0.5 in. per ft. Exception: Swales/drains Professional verified soils Graded after settling	Builder Responsibility
1.2	1.2.1	Newly installed foundations, drain tile or CFDS is installed to discharge outside. Exceptions: Professional verified Group I soils	Builder Responsibility
	1.2.2	Sump cover is mechanically attached.	Builder Responsibility
	1.2.3	Sump drainage discharges ≥ 5 ft. from the foundation or into approved stormwater system. Exception: Discharge professionally designed or verified Group I Soils	Builder Responsibility
1.3	1.3.1	In lowest area of basement or crawlspace, install floor drain with trap seal OR moisture monitoring system with audible alarm.	
1.4	1.4.1	Under newly installed slabs, aggregate OR sand with geotextile matting is installed. Exceptions: Professional verified Group I Soils	Builder Responsibility
	1.4.2	Under newly installed slabs, Class A or Class B vapor retarder is installed.	Builder Responsibility
	1.4.3	Crawlspaces without slabs, Class A vapor retarder installed with penetrations/seams/edges overlapped and sealed.	Builder Responsibility
	1.4.4	Existing slabs in <u>Moist (A) Zones</u> where Items 1.4.1 and 1.4.2 cannot be confirmed, a continuous/sealed Class I vapor retarder installed on top of slab. For occupiable spaces, vapor retarder is either a durable floor surface or covered by one.	Builder Responsibility
	1.4.5	Capillary break installed between the foundation wall (or slab) and newly installed sill plates.	Builder Responsibility
1.5	1.5.1	GOLD: Capillary break installed under or on top of all newly installed concrete footers.	
1.5	1.5.1	Newly installed below-grade concrete/masonry walls damp-proofed; wood framed walls waterproofed.	Builder Responsibility
Water-Managed Wall Assemblies			
1.6	1.6.1	Continuous water-resistive barrier installed behind cladding and a bond-break drainage plane for non-structural masonry assemblies.	Builder Responsibility
	1.6.2	Flashing/drainage system at all horizontal interruptions and bottom of exterior walls.	Builder Responsibility
	1.6.3	Weep holes for masonry veneer and/or weep screed for stucco cladding.	Builder Responsibility
1.7	1.7.1	Newly installed windows and doors fully flashed.	Builder Responsibility
Water-Managed Roof Assemblies			
1.8	1.8.1	Gutter system discharges ≥ 5 ft. from foundation, into underground catchment, or sewer/rainwater management system. Exceptions: Slab-on-grade Dry (B) Climates Professional verified soils Rock bed w/liner Rainwater harvesting system Continuous rubber membrane Waterproofed foundation walls	Builder Responsibility
1.9	1.9.1	Newly installed roof-to-wall intersections and roof penetrations fully flashed.	Builder Responsibility
	1.9.2	Newly installed roofing includes kickout flashing installed at low end of roof-to-wall intersections and roof deck flashing integrated with drainage plane.	Builder Responsibility

1.10	1.10.1	Newly installed roofing includes self-adhering bituminous membrane at valleys and roof penetrations. Exception: 2021 IRC Section R905 option(s)	Builder Responsibility		
	1.10.2	Newly installed low sloped or flat roofs are sloped \geq 0.25 in. per ft. to drains or scuppers and drains are insulated through roof assembly; roof assembly air control layers fully connected to wall air control layers and water control layers overlap.	Builder Responsibility		
1.11	1.11.1	Newly installed roofing, CZ 4 and up, include ice barrier in accordance with 2021 IRC R905.1.2. Exception: Gut rehabilitation with R-49 Grade I attic insulation, if vented.	Builder Responsibility		
	1.11.2	Gaps and penetrations between vented attics and conditioned spaces are sealed.	Builder Responsibility		
Interior Moisture Management					
1.12	1.12.1	Moisture-resistant backing material behind tub and shower enclosures with tile or panel assemblies.	Builder Responsibility		
1.13	1.13.1	Condensate-producing HVAC equipment provided with corrosion-resistant drain pan and backflow prevention valve (where applicable). Exception: Secondary drain system for equipment meets 2021 IMC 307.2.3.			
	1.13.2	For tank type hot water heater/storage where leakage could cause damage, drain pan and drain OR on an impervious surface with drain OR detection system with shutoff included.			
	1.13.3	Non-vented clothes dryers plumbed to a drain.			
1.14	1.14.1	Supply water pipes in exterior building cavities insulated with \geq R4 pipe wrap. Exceptions: CZ 1-3 in Dry (B) Zone Cavity insulation qualifies as air barrier			
1.15	1.15.1	Water-resistant flooring installed where moisture or splash damage could occur.			-
1.16	1.16.1	No Class I vapor retarders on interior side of vapor permeable insulation in below-grade, exterior walls.			
	1.16.2	In Warm Humid counties, no Class I vapor retarders on the interior side of vapor permeable insulation in above-grade exterior walls.			
1.17	1.17.1	Interior envelope inspection: moisture intrusion, leaks, and mold are not evident, or source is identified and remedied (gut rehabs only).			
	1.17.2	Exterior inspection: above-grade surfaces are free from degradation and potential moisture intrusion, or source is identified and remedied.			-
Section 2 – Radon			Must Correct	Verified	N/A
Where one of the following exceptions are applied, check the applicable box and check "N/A" for Items 2.1-2.2: Raised-pier foundation w / no conditioned ground contact. Building is over garage compliant with ANSI/ASHRAE 62.1-2022, Sections 5.2 and 6.5.					
2.1	Mitigation system installed (if applicable): Active system Passive system N/A Final radon test result (if applicable): _____ (pCi/L)				
	2.1.1	In EPA Radon Zone 1, construct buildings with either an active radon mitigation system OR a passive system and a radon test upon completion.			
	2.1.2	In EPA Radon Zone 2, either construct buildings with a passive radon reduction system OR conduct a radon test upon completion.			
	2.1.3	In EPA Radon Zone 3, provide occupants in 1-2 family dwellings w/ EPA's Basic Radon Facts .	Builder Responsibility		
2.2	Where an active or passive radon system is installed, the following features are included:				
	2.2.1.1	Capillary break and vapor retarder installed according to Specification Items 1.4.1 through 1.4.4.	Builder Responsibility		
	2.2.1.2	Vent pipe clearly labeled, connected to an open T-fitting with 10 ft. (min.) horizontal pipe under vapor retarder, terminating outdoors a minimum of 12 in. above the roof. No suction points on sump lids.	Builder Responsibility		
	2.2.1.3	Foundation drainage system that discharges to daylight and is connected to soil gas collection plenum has backwater valve installed.	Builder Responsibility		
	2.2.1.4	Radon fan (if active) OR electrical receptacle (if passive) installed outside thermal and air barrier boundary, meeting fan location requirements in acceptable exterior location.			
	2.2.1.5	Branch circuit labeled at electrical panel.			
2.2.1.6	Where active system is installed, a system monitoring mechanism is connected to the pipe and easily observed.				
Section 3 – Pest Barriers			Must Correct	Verified	N/A
3.1	3.1.1	Exterior penetrations and joints sealed.			
	3.1.2	Corrosion-proof pest screens installed at openings that cannot be fully sealed.			
	3.1.3	Corrosion-proof screen, louver, or grille for all ventilation termination fittings.			
	3.1.4	Dryer ducts include weather-resistant termination or louver.			
	3.1.5	GOLD: Screens provided for all operable windows.			
3.2	3.2.1	Multifamily buildings include a plan or contract for integrated pest management.			
	3.2.2	Multifamily buildings include resident guidance on housekeeping, refuse removal and reporting pest problems in owner/tenant manual.			
	3.2.3	GOLD: Multifamily buildings include sanitary floor drains in common trash/recycling rooms.			
Section 4 – Heating, Cooling, and Ventilation Systems			Must Correct	Verified	N/A
If certifying as ENERGY STAR, Indoor AirPlus requirements shown in <i>italics</i> are satisfied by meeting related ENERGY STAR requirements, and ENERGY STAR footnotes and exceptions are permitted unless otherwise specified.					
Heating and Cooling Design and Inspection					
4.1	4.1.1	Newly installed dwelling-unit heating and cooling (HAC) systems meet design/documentation requirements.			
	4.1.2	Newly installed common space HAC systems sized in accordance with ACCA Manual S or equivalent.			
	4.1.3	Newly installed HAC documentation (i.e., start-up, testing) provided to Verifier.			

	4.1.4 Existing HAC systems assessed/serviced in accordance with ANSI/ACCA Standard 4 or ANSI/ASHRAE/ACCA Standard 180.			
4.2	4.2.1 GOLD: Humidity monitoring provided in the main living area of the dwelling unit is: Integrated with HAC controls OR Standalone hygrometer Exception for MF: RH monitoring of each dwelling unit by building management platform.			
	4.2.2 Moist (A) CZ 1-4: Equipment installed to maintain RH \leq 60% in each dwelling unit is: Ventilating or whole-home dehumidifier RH sensor integrated w/ cooling system(s) Exception for CZ 4A: RH data can be recorded for 60 days AND one of the following is provided: Dehumidification readiness OR RH modeling			
	4.2.3 In Moist (A) & Marine (C) Zones, basements and crawlspaces are served by a HAC system with RH controls per Item 4.2.2 OR provided with a supplemental dehumidification system. Exception for MF: Unfinished and/or non-occupiable spaces located in basements.			
4.3	4.3.1 <i>Newly installed dwelling-unit duct systems sized according to:</i> <i>ACCA Manual D Other (applicable to MF only)</i>			
	4.3.2 No building cavities used as air supplies or returns. Exception: Mechanical closets meeting E4.3.2a Cavities/spaces meeting E4.3.2b			
	4.3.3 Duct boots and visible interior of ducts inspected to be substantially free of dust and debris.			
	4.3.4 Existing ducts inspected to be dry, with no evidence of mold and without tears/disconnections (gut rehabs only).			
	4.3.5 Ducts installed outside thermal and air barrier boundary are sealed at joints, seams, penetrations with compliant material.			
	4.3.6 <i>Dwelling-unit ducts tested to meet total duct leakage requirements.</i> <i>Exceptions: HAC system serves more than one dwelling unit Supply ducts \leq 10 ft.</i>			
	4.3.7 Dwelling-unit ducts tested to meet leakage to outdoors requirements. Exceptions: Air handler and all ducts are within thermal and air barrier boundary Total duct leakage \leq 4 CFM25 per 100 sf of CFA or \leq 40 CFM25 Exception for MF: Air handler within thermal and air barrier boundary and \leq 10 ft. of ducts outside thermal and air barrier boundary.			
4.4	4.4.1 HVAC air-handling equipment and/or ductwork is not located in garages.			
	4.4.2 <i>HAC supply and return ducts outside the thermal and air barrier boundary are insulated to \geq R-6.</i>			
	4.4.3 GOLD: All HAC equipment and ductwork is located within the thermal and air barrier boundary. Exceptions (check all that apply): Measured total leakage \leq 1 CFM25 per 100sf of CFA. Duct lengths are \leq 10 ft. Ducts in vented attic insulated min R-8 and measured leakage to outdoors \leq 3 CFM25 per 100 sf of CFA and encapsulated or buried per E4.4.3c. 2021 IECC Section R403.3.2 met. Jump ducts, sealed per Item 4.2 and buried in insulation. Located in uninsulated crawl space or basement meeting Item 4.2.3 dehumidification. Rooftop MUA or DOAS.			
	4.4.4			
4.5	4.5.1 <i>Bedrooms served by ducted HAC systems are ± 3 Pa of the main body of the dwelling unit OR ± 5 Pa allowed where bedroom supply airflow ≥ 150 CFM.</i> <i>Exception for MF: Testing not required where bedroom supply airflow < 150 CFM.</i>			
Mechanical Ventilation				
4.6	4.6.1 CERTIFIED: Mechanical ventilation is installed for each dwelling unit. GOLD: "Balanced" mechanical ventilation system is installed for each dwelling unit.			-
	4.6.2 <i>Ventilation override control is clearly labeled. In one- and two-family dwellings and townhouses, controls are readily accessible to the occupant. In multifamily buildings, controls are readily accessible by occupant, building owner, or building maintenance staff.</i>			-
	4.6.3 <i>Air inlets verified to pull air directly from outdoors.</i>			
	4.6.4 <i>Outdoor air inlets ≥ 2 ft. above grade or roof deck; ≥ 3 ft. from dryer exhausts and contamination sources exiting the roof; ≥ 5 ft. distance from dwelling-unit bathroom and kitchen exhaust not exiting the roof; ≥ 10 ft. from all other contamination source exits.</i>			
	4.6.5 Ventilation is measured and documented in accordance with ANSI/RESNET/ICC Std. 380 and meets Section 4 of ASHRAE 62.2-2019.			-
	4.6.6.1 For supply or balanced ventilation, prior to distribution, outdoor air passes through a filter rated: MERV 8 or higher (CERTIFIED) MERV 13 or higher (GOLD)			
	4.6.6.2 Outdoor air filters are accessible for maintenance.			
4.7	4.6.7 Ventilation fans rated ≤ 1 sone. Exception: HAC air handler ERV, HRV, in-line fan Remote-mounted fan with ≥ 4 ft. ductwork			-
	4.7.1 <i>Bathroom ventilation exhausts directly to outdoors meeting ASHRAE 62.2-2019 Section 5.</i>			
	4.7.2 Bath fans rated ≤ 3 sones if intermittent and ≤ 1 sone if continuous. Exceptions: ERV, HRV, in-line fan Remote-mounted fan			
	4.7.3 Bath fans integrated with dwelling-unit ventilation have on/off controls labeled.			
4.8	4.7.4 GOLD: Demand-controlled bath fans include timer or occupancy/humidity sensor.			
	4.8.1 Demand-controlled kitchen exhaust is located above the cooktop, vented to outdoors, with Verifier-measured exhaust airflow ≥ 200 CFM (CERTIFIED) ≥ 300 CFM (GOLD) Exceptions: MF: Cooktop is electric, recirculation hood has charcoal filter, continuous exhaust rate met. CERTIFIED only: Microwave-range hood exhaust airflow not measured; meets additional requirements.			

	CERTIFIED only: Downdraft exhaust fan installed with electric cooktop and ≥ 300 CFM.			
	4.8.2 If continuous exhaust is present in the kitchen, exhaust grille meets cooking equipment separation distance and has MERV 3 or washable filter.			
	4.8.3 Continuous kitchen exhaust rated ≤ 1 sone at airflow ≥ 25 CFM. Demand-controlled kitchen exhaust rated ≤ 2 sone at airflow ≥ 100 CFM. Exception: ERV, HRV, in-line fan Remote-mounted fan			
4.9	4.9.1 <i>Common space ventilation air provided directly from outdoors and inlets meet separation distances.</i>			
	4.9.2 Common space ventilation and exhaust measured to meet or exceed ASHRAE 62.1-2019.			
	4.9.3.1 Prior to distribution, common space ventilation outdoor air passes through a filter rated: MERV 8 or higher (CERTIFIED) MERV 13 or higher (GOLD)			
	4.9.3.2 Outdoor air filter is accessible for maintenance.			
4.10	4.10.1 Central vacuum systems exhaust outdoors and ≥ 10 ft. from ventilation air inlets.			
	4.10.2 Vented clothes dryers exhaust outdoors.			
Filtration and Air Cleaning				
4.11	4.11.1 At final inspection, ducted HAC systems include clean filters rated: MERV 11 or higher (CERTIFIED) MERV 13 or higher (GOLD) Exception for dwelling units with portable air cleaners: MERV 8 (CERTIFIED) MERV 11 (GOLD)			
	4.11.2 HAC return air filters are accessible for cleaning and/or replacement.			
	4.11.3 Filter access panels are gasketed and/or sealed.			
	4.11.4 All return air and mechanically supplied outdoor air pass through a filter.			
	4.11.5 Electronic air cleaners do not generate ozone exceeding concentration limits of 0.005 ppm.			
	4.11.6 Ozone generators or devices intentionally using ozone not installed.			-
4.12	4.12.1 GOLD: One of the following filtration methods provided for dwelling units with no ducted HAC system: MERV 13 or higher Portable air cleaners Transfer fan w/ MERV 13 or higher			
4.13	4.13.1 Where gas-phase air cleaning devices are installed, ozone is not intentionally used.			
4.14	4.14.1 Where provided, UVGI or other electronic air cleaners (e.g., plasma generators, PCOs, etc.) must not exceed ozone concentration limits of 0.005 ppm.			
Section 5 – Pollutant Control		Must Correct	Verified	N/A
If certifying as ENERGY STAR, Indoor AirPlus requirements shown in <i>italics</i> are satisfied by meeting related ENERGY STAR requirements, and ENERGY STAR footnotes & exceptions are perennerrerrmitted unless otherwise specified.				
5.1	5.1.1 CERTIFIED: Naturally drafted appliances meet max depressurization and exhaust location requirements. GOLD: Combustion furnaces, boilers, water heaters mechanically drafted or direct-vented.			
	5.1.2 Fireplaces mechanically drafted or direct-vented.			
	5.1.2.1 Liquid or gas-burning fireplaces have tempered glass front or gasketed door.			
	5.1.3 No unvented combustion appliances other than cooktops/ranges/ovens.			-
	5.1.4 Existing chimneys and flues pass professional Level II inspection per NFPA 211.			
	5.1.5 Solid fuel-burning appliances meet the following requirements (check where applicable): site-built masonry fireplaces sealed to prevent use or are retrofitted factory-built wood burning fireplaces have dedicated outdoor air & meet UL 127 wood stove/fireplace inserts meet UL 1482 and the EPA's New Source Performance Standards pellet stoves meet ASTM E1509 and the EPA's New Source Performance Standards			
5.2	5.2.1 CO detection installed according to 2021 IBC Section 915 or 2021 IRC Section R315.			
	5.2.2 CO detectors are protected from dust, paint, and contaminants during construction.			
5.3	5.3.1 Occupant provided with the EPA's brochure or resource guide on secondhand smoke.			
	5.3.2 For multifamily buildings, smoking/vaping prohibition is posted in common areas and communicated in lease agreement.			
	5.3.3 For multifamily buildings, where provided, designated outdoor smoking/vaping areas located a minimum of 25 ft. from entries, outdoor air intakes, and operable windows.			
5.4	5.4.1 Crawlspace and basements not vented, and perimeter walls sealed.			
	5.4.2 Airtightness testing in accordance with ANSI/RESNET/ICC Std. 380 is met: CERTIFIED: Detached dwelling units $> 1,000$ ft ² , ≤ 5 ACH50 All other units ≤ 0.30 CFM50/sf encl. GOLD: Detached dwelling units $> 1,000$ ft ² , ≤ 3 ACH50 All other units ≤ 0.25 CFM50/sf encl.			-
5.5	5.5.1 <i>Assemblies between garages and occupiable spaces are air-sealed and doors are gasketed or weather-stripped.</i>			
	5.5.2 One- and two-family dwellings and townhouses with attached private garages: Pressure test conducted to verify effectiveness of garage-to-house air barrier; OR Exhaust fan installed in garage and Verifier-measured airflow ≥ 100 CFM			
	5.5.3 <i>For multifamily buildings, where an exhaust system is installed in a shared parking garage, system includes CO and NO2 sensors, meeting minimum continuous ventilation rates.</i>			
5.6	5.6.1 No combustible liquid or gas fuels stored within the building's pressure boundary.			-
	5.6.2 Supplemental portable combustion equipment not operated or stored within the building's pressure boundary.			-

Section 6 – Building Materials (newly installed)		Must Correct	Verified	N/A
Download How to Find Indoor AirPlus Compliant Low Emission Products , which provides guidance on identifying products that comply with these specifications, including the identification of product certification and labeling programs that are acceptable.				
6.1	6.1.1	Paints, finishes, and coatings meet VOC emission limits in CDPH Standard Method V1.2-2017.		
6.2	6.2.1	Carpet and carpet cushions meet VOC emission limits in CDPH Standard Method V1.2-2017.		
6.3	6.3.1	Adhesives and sealants meet VOC emission limits in CDPH Standard Method V1.2-2017.		
6.4	6.4.1	Hard surface flooring and underlayment meet VOC emission limits in CDPH Standard Method V1.2-2017.		
6.5	6.5.1	Interior gypsum board and joint compound meet VOC emission limits in CDPH Standard Method V1.2-2017.		
6.6	6.6.1	GOLD: Insulation materials meet VOC emission limits in CDPH Standard Method V1.2-2017.		
Section 7 – Occupant Education		Must Correct	Verified	N/A
7.1	7.1.1 Instruction manuals provided for the following <u>newly installed</u> appliances and systems. HAC systems and accessories Local and dwelling-unit ventilation systems Kitchen and bath exhaust systems Air cleaners Dehumidifiers Moisture and/or IAQ monitors Combustion appliances Sump pumps Radon systems		Builder Responsibility	
	7.1.2 Owner-occupied units: O&M recommendations and filter change schedule provided.		Builder Responsibility	
The following fields shall be completed in legible print, except for "Initials" which can be signed/initialed either manually or digitally in this format or through HCO-approved software.				
Verifier Organization		Home Certification Organization		
Verifier Name		First Inspection Date		Initials
Verifier Name		Final Inspection Date		Initials

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