



**GREEN SHORES**  
FOR  
**HOMES**

*Washington &  
British Columbia*

**Green Shores for Homes**

# **Credits Summary**

**for waterfront properties**

*A reference for homeowners, designers, and  
construction professionals to help minimize  
the environmental impact of waterfront  
properties and developments*

## Green Shores for Homes: Credits Checklist for Waterfront Properties

The Green Shores for Homes (GSH) System is built on a format similar to green building rating programs such as Built Green™ and LEED™. A shoreline project is assessed against a series of **credits** for which a homeowner or builder can achieve **points**.

There are four general **application requirements** that all shoreline projects must complete in order to apply for a GSH Rating. These requirements provide the baseline information for all the credits, and consist of:

- An **existing conditions plan**: Map existing site conditions and shoreline processes that will affect your project.
- A **site design plan**: Show the project in the context of the existing site conditions and processes.
- An **environmental management plan for construction**: Minimize site disturbance and address sediment and pollutant control on your site.
- **Critical or sensitive habitat identification**: Avoid disturbing or destroying these vital habitats.

A shoreline project may achieve two basic rating levels:

<p><b>GSH 1</b> The project results in recognizable improvement and/or conservation of the natural features and processes of the shoreline.</p>	<p><i>20-39 points of which a minimum of 10 points (collectively) are acquired from Shoreline Processes and Shoreline Habitats credit categories.</i></p>
<p><b>GSH 2</b> The project exhibits exceptional design regarding improvement/conservation of the natural features and processes of the shoreline.</p>	<p><i>Minimum 40 points of which a minimum of 20 points (collectively) are acquired from Shoreline Process and Shoreline Habitat credit categories.</i></p>



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## Category 1: Shoreline Processes Credits

Total  
Points

- |                          |   |           |
|--------------------------|---|-----------|
| <input type="checkbox"/> | <b>1.1 No Shore Protection Structures:</b> To qualify for this credit, there should be no bulkheads, groins or other shore protection structures on the waterfront property, and none proposed for the foreseeable future.  | <b>15</b> |
| <input type="checkbox"/> | <b>1.2 Setback/Impact Avoidance:</b> To qualify for this credit, ensure that existing or proposed buildings and other major improvements are set far enough back from the shoreline or bluff crest to avoid the need for shore protection structures over the life of the improvements. | <b>14</b> |
| <input type="checkbox"/> | <b>1.3 Bulkhead Removal:</b> To qualify for this credit, reduce or remove any type of hard shore armor (collectively called “bulkheads”).   | <b>23</b> |
| <input type="checkbox"/> | <b>1.4 Groin Removal:</b> To qualify for this credit, remove groins and any other structures that extend perpendicular to the shoreline (cross-shore) and impede sediment transport or tidal circulation (wherever removal is feasible, and would restore physical processes).          | <b>7</b>  |
| <input type="checkbox"/> | <b>1.5 Soft Shore Protection or Enhancement:</b> To qualify for this credit, construct soft shore protection rather than hard shore protection structures anywhere shoreline erosion control is needed.   | <b>17</b> |
| <input type="checkbox"/> | <b>1.6 Managed Retreat:</b> To qualify for this credit, move existing buildings inland to help prevent shoreline erosion and adapt to ongoing or predicted shoreline recession.   | <b>13</b> |

## Category 2: Shoreline Habitat Credits

Total  
Points

- |                          |   |           |
|--------------------------|---|-----------|
| <input type="checkbox"/> | <b>2.1 Riparian Vegetation:</b> To qualify for this credit, maintain or replant any native riparian vegetation to help conserve or enhance its value and preserve the ecological functions that it provides along the shoreline.                      | <b>15</b> |
| <input type="checkbox"/> | <b>2.2 Trees and Snags:</b> To qualify for this credit, preserve trees, including standing dead trees (snags), on waterfront properties, and particularly in the riparian buffer.   | <b>6</b>  |
| <input type="checkbox"/> | <b>2.3 Invasive Species:</b> To qualify for this credit, remove, reduce and manage invasive vegetation and noxious weeds.   | <b>4</b>  |
| <input type="checkbox"/> | <b>2.4 Woody Material:</b> To qualify for this credit, retain woody material along shores where it naturally occurs.  | <b>3</b>  |
| <input type="checkbox"/> | <b>2.5 Overwater Structures:</b> To qualify for this credit, do not install new overwater structures at a project site, and remove any existing overwater structures. If overwater structures are necessary, design them to be Green Shores friendly. | <b>10</b> |
| <input type="checkbox"/> | <b>2.6 Access Design:</b> To qualify for this credit, design or re-design access to the shoreline from upland areas so that it avoids or minimizes environmental impacts on the shoreline area.   | <b>3</b>  |



## Category 3: Water Quality Credits

Total  
Points

- |                          |  |          |
|--------------------------|--|----------|
| <input type="checkbox"/> | <b>3.1 Site Disturbance:</b> To qualify for this credit, minimize the amount of clearing, grading, and soil disturbance during construction on the site.   | <b>5</b> |
| <input type="checkbox"/> | <b>3.2 Reduce and Treat Runoff:</b> To qualify for this credit, minimize the amount of impervious surface area and use low impact development measures where feasible to further reduce the quantity and improve the quality of surface runoff.                          | <b>8</b> |
| <input type="checkbox"/> | <b>3.3 Environmentally Friendly Building Products:</b> To qualify for this credit, avoid using toxic chemicals or chemically treated wood in the construction and maintenance of overwater structures, or landscaping structures in riparian areas.                      | <b>4</b> |
| <input type="checkbox"/> | <b>3.4 Creosote Material Removal:</b> To qualify for this credit, remove and dispose of creosote-treated materials (pilings, retaining structures, beach debris).  | <b>4</b> |
| <input type="checkbox"/> | <b>3.5 Herbicides, Pesticides, and Fertilizers:</b> To qualify for this credit, do not use synthetic/inorganic herbicides, pesticides, or fertilizers in routine landscape maintenance.  | <b>2</b> |
| <input type="checkbox"/> | <b>3.6 Onsite Sewage Treatment:</b> To qualify for this credit, ensure that your onsite sewage treatment system is functioning properly; develop and implement a Septic System Maintenance Plan that minimizes the release of pollutants to downstream receiving waters. | <b>3</b> |



Category 4: Shore Stewardship Credits		Total Points
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- |                          |   |   |
|--------------------------|---|---|
| <input type="checkbox"/> | <b>4.1 Shoreline Collaboration:</b> To qualify for this credit, work with neighbouring waterfront property owners to design and build common shoreline structures or enhancement measures.                              | 8 |
| <input type="checkbox"/> | <b>4.2 Public Information and Education:</b> To qualify for this credit, provide opportunities to learn about the Green Shores measures taken on your property.   | 2 |
| <input type="checkbox"/> | <b>4.3 Conservation Easement or Covenant:</b> To qualify for this credit, establish a conservation covenant or easement on a waterfront property, or a portion thereof that protects natural features of the shoreline. | 6 |
| <input type="checkbox"/> | <b>4.4 Shoreline Stewardship Participation:</b> To qualify for this credit, involve your project in an environmental program that benefits shoreline areas.   | 2 |