



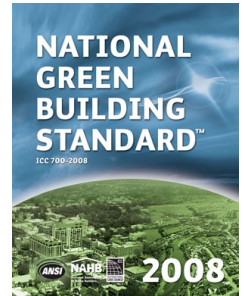
National Green Building Certification

National Green Building Standard Overview

The National Green Building Standard (the Standard) is a residential green building rating system. The Standard goes beyond the requirements of the International Residential Code to set green baselines for all new residential construction, development, and remodeling projects.

The National Green Building Standard is one of a number of green building rating systems currently available. However, there are five key areas that distinguish the Standard from other rating systems:

- 1) it is an authentic **ANSI-approved** consensus standard;
- 2) it has a complementary web-based **Green Scoring Tool**;
- 3) it requires uncompromising **third-party verification** and **certification** and does not allow for any self-certifications;
- 4) it establishes green practices for **all residential building and development** including single-family homes, multifamily residential buildings, residential remodeling and additions, and land development; and
- 5) it requires **progressively higher levels of environmental performance** in every category of green building practices to obtain higher levels of green certification.



ANSI Approval: A True Consensus Standard

When local, state, or federal officials reference green rating systems for incentive programs, tax credits and other initiatives, an ANSI standard holds more weight than a private rating system because ANSI oversees the standard-writing process in the United States and provides procedures for standard-making bodies to follow to ensure that the process is fair, open, and transparent.

The hallmarks of the ANSI process include:

- **consensus** on a proposed standard by a **balance of interested stakeholders**;
- **broad-based public review** and comment on draft standards;
- **consideration of and response to comments** submitted;
- incorporation of approved changes into a draft standard; and
- the **right to appeal** for any participant who believes that due process principles were not respected during the standard's development.

Many government agencies are required by law to use consensus standards whenever possible. ANSI also requires that the standard be continually reviewed for updates and inclusions based on new technologies and building techniques.

National Green Building Standard Consensus Committee

The Consensus Committee for the Standard consisted of members representing a wide variety of interests—builders, architects, regulatory entities, environmental organizations, and product manufacturers. Out of 42 members, 13 members represented local, state, or federal government agencies, including the U.S. Department of Energy and the U.S. Environmental

Protection Agency. Five members represented other green building organizations, including the U.S. Green Building Council. Only three members were builders.

The Standard and Certification

The Standard offers green building practices in six categories: Lot Design, Preparation, and Development; Resource Efficiency; Energy Efficiency; Water Efficiency; Indoor Environmental Quality; and Operation, Maintenance, and Building Owner Education. For a project to become Green Certified, a minimum score must be achieved in each category, with the point total requirements increasing for successively higher levels of green certification (Bronze, Silver, Gold, or Emerald).

Green Scoring Tool

A costly team of consultants is not required to have your projects Green Certified. The Green Scoring Tool is designed to guide users through the Standard step-by-step. Builders, developers, and remodelers can use the free Green Scoring Tool available at www.NAHBGreen.org to learn more about green building practices.

Independent Verification

The Standard requires that a qualified third-party inspect the project and verify that all green design or construction practices that the builder claims toward green certification have actually been incorporated into the project. Builders can not self-certify that their projects have met the criteria, nor can any employee of the builder, or trade contractors or suppliers that have supplied materials and/or installed products or systems in the home being verified.

The NAHB Research Center trains, tests, and accredits these verifiers and maintains a comprehensive list at www.NAHBGreen.org. Accredited verifiers must also maintain adequate liability insurance. At this time, there are more than 300 accredited verifiers nationwide.

National Green Building Certification

The NAHB Research Center certifies that projects meet the requirements of the National Green Building Standard. As an independent research and testing organization, the Research Center has the capacity, expertise, and credentials to ensure consistency, rigor, and credibility for the process.

The Research Center reviews every Verification Report submitted to ensure accuracy and completeness before certifying any project. The Research Center's Green Team provides technical information and assistance on green building products, new technologies, business management, and housing systems to all of our program partners at no additional charge. The Research Center also produces numerous technical resources to assist builders and verifiers through certification.

Green Certified Costs

There are three categories of costs to build a green project to any green rating system: construction, verification, and certification. Construction costs are highly variable and depend on the green building practices selected and market prices. Verification costs vary by market. The cost for a home to be verified to the Standard is determined by agreement between the builder and the verifier. National Green Building Certification through the NAHB Research Center costs \$200 per home for NAHB members and \$500 per home for non-members.

For more information, please contact us at www.nahbgreen.org/ContactUs.