

2012 National Green Building Standard (NGBS) Transition and Registration Process

FREQUENTLY ASKED QUESTIONS

When will the 2012 NGBS be available?

The 2012 version of the NGBS is expected to be available in the first quarter of 2013.

How long can homes and multifamily buildings continue to be certified under the 2008 NGBS?

All new projects seeking NGBS certification must register with the NAHB Research Center. Projects can register to use the 2008 NGBS for 3 three months after the publication date for the 2012 NGBS. Once a project is registered to use the 2008 NGBS, single-family homes will have 18 months to complete construction and multifamily buildings or land developments will have 36 months to complete construction.

When can projects start using the 2012 NGBS?

The 2012 NGBS will be available for all projects once it is published. Projects may start design under the draft version, available at www.nahbrc.com/ngbs, provided that the builder ensures the project is fully compliant with the final publicized version. Rough inspections are not allowed to be scheduled or take place prior to the 2012 NGBS publication. Further, only verifiers accredited to inspect to the 2012 NGBS can perform the inspection.

How do I find a verifier accredited for the 2012 NGBS?

Verifiers will be able to inspect properties to the 2012 NGBS as soon as they have taken the Research Center training and passed the accreditation test. The Research Center will list whether a verifier is accredited to the 2008 or 2012 NGBS (or both) on the “Find a Verifier” page on our website – all certification information and resources can be accesses via www.nahbrc.com/green.

What are the biggest differences between the 2008 NGBS and the 2012 NGBS?

There are four big changes. First, the energy efficiency baseline has been substantially revised with the new rating levels based on whole-house energy savings above the 2009 IECC. Second, point assignments for water efficiency practices have been adjusted to more accurately reflect actual water savings. Third, remodeling is a stand-alone chapter and a streamlined remodeling path for certification is available for all existing buildings provided that they can improve energy and water efficiency to meet the new requirements. Finally, small projects such as kitchen and bathroom remodels now have their own path within the rating system.

When does registration start?

Verifiers will be able to access the online project registration form starting November 1, 2012, at 9am ET. Registration can only be completed by an accredited verifier and is available 24/7.

Why is registration necessary?

The NAHB Research Center has three objectives for project registration:

1. To establish what version of the NGBS a building will use for compliance (2008 or 2012)
2. To get projects seeking NGBS certification into our system earlier so they can be marketed as in-process for certification earlier
3. To streamline the administrative elements of the certification process

Is there a fee for registration?

No, registration is free.

What projects need to be registered?

All projects seeking NGBS certification need to be registered: residential land developments, single-family homes, multifamily buildings, small project renovations, or remodeling of any type.

Each single-family (SF) home seeking certification must be registered individually. Multifamily (MF) projects consisting of more than one building within a development will register once; individual building addresses do not need to be provided during registration, but will be requested when the Project Information form (see below) is completed.

Who can register a project for NGBS certification?

Only an active NAHB Research Center Accredited Verifier can register a project for certification.

When should a project be registered?

The verifier can register a project as soon as he/she has a commitment or contract for verification services for the project. At a minimum, the project must be registered, and for multifamily projects the Project Information Form completed, before the verifier can submit a rough inspection notice to the Research Center.

How does the registration process work?

Registration has three steps:

1. **Complete the Registration Form**: An accredited verifier will complete the online registration form. For multifamily projects, the verifier will need to enter the project name; number of buildings in the project; total number of units in the project; version of the NGBS [2008 or 2012] used; project contact name; company name; type of contact [i.e., Developer, Architect, General Contractor, or Other]; contact email; and contact phone number. For single-family homes, the verifier will need the project address (or lot number), and the builder's contact information. For land developments, the verifier will need to enter the community name; city and state; number of lots, and the developer's contact information.
2. **Receive a Project ID**: Once the Registration Form has been submitted online, the Research Center will assign the project a unique Project ID. The Project ID will be sent in an email to the verifier and the project contact provided on the form.

For single-family homes, registration is complete at this point. Single-family homes will appear on the Research Center's website in the "Find Your Green Home" section as soon as the registration is submitted, provided that we have a complete Builder Agreement and proof of insurance on file. If the Research Center does not have a completed Builder Agreement, we will send one to the project contact.

For multifamily projects and land developments, the Project ID email will also include a customized weblink to the Project Information Form. The Project Information Form collects more detailed information about the project necessary to market the project as in-process for certification and to ensure a smooth certification process.

3. **Complete the Project Information Form:** The Project Information Form needs to be completed to enable the verifier to submit an inspection notification and for marketing purposes – it will be the information that appears on the Research Center’s website in the "Find Your Green Home” section. Further, it provides the Research Center with contact information so we can send out marketing information, logos, and other relevant certification information. The verifier can fill out the Project Information Form or they can forward the link to the most appropriate person on the project team to provide the information.

For multifamily projects and land developments, if the Research Center has a complete Builder Agreement on file and proof of insurance, we will publish the project to the website as soon as we receive the completed Project Information Form.

When should the Builder Agreement get completed?

The Builder Agreement can be completed as soon as a determination is made that a project will seek NGBS certification. Verifiers can facilitate the process by providing their builder clients with the application.

If the Research Center does not have a Builder Agreement on file when we receive the completed registration (for single-family homes) or Project Information Form (for multifamily buildings or land developments), we will send a Builder Application to the individual listed as the primary project contact.

Does a Builder Agreement have to be completed for every project?

No. We only need one agreement on file for each builder. However, for some multifamily projects, the developer may form an independent LLC or partnership for each project. In that case, we would need a new agreement for each project initiated under a new corporate identity.

Who should complete the Builder Agreement for multifamily projects?

The entity that is responsible for the construction of the building should complete the agreement. In some cases, this is the developer. In other projects, it is the General Contractor. This is the entity that must also provide us evidence of insurance.

What information is collected on the Project Information form?

The Project Information form collects two types of information for land development projects and multifamily buildings.

1. The form collects information that will appear on the consumer-facing “Find Your Green Home” listing. This includes the project or community name, the website for the project (which will be a direct link so the public can get directly to the project website), a brief project description of the project, city, state, and the company name of the architect, developer, and general contractor.
2. The form also collects information that is not released publically, such as the building addresses, contact names, emails, and phone numbers of the architect, developer, and general contractor. This information is used solely for the purposes of facilitating the certification of the project. For example, we need the contact information to send the certification invoice. We will use the marketing contact to send the certification marketing information. The Research Center does not release or sell this information.

What about projects that are already in process?

All projects that are not yet certified and for which the Research Center has been notified of a rough inspection will automatically be assigned a Project ID; that information will be emailed to the accredited verifier associated with the in-process project.

How do I score a project to the 2012 NGBS?

Builders, developers, and remodelers will be able to score their projects to the 2012 NGBS using the 2012 Green Scoring Spreadsheet that will be made available through www.nahbrc.com/green. We expect all the updated Green Scoring Spreadsheets to be available by the end of 2012.

Will there be an Online Green Scoring Tool for the 2012 NGBS?

No, all projects should be scored on the appropriate Green Scoring Spreadsheet.

If I have already scored a project to the 2008 NGBS, can I transfer my score to be certified to the 2012 NGBS?

No, the two versions of the NGBS are different enough that it is not possible to transfer scoring between the different versions of the Scoring Spreadsheets. However, builders familiar with the 2008 NGBS should have an easier time using the 2012 NGBS because the green categories remain unchanged and many of the individual practices are similar.

Will the certification fees change for 2012 NGBS certification?

No, our certification fees remain unchanged since 2008.

Where else can I get additional information?

The Research Center has been holding webinars on the transition and registration process. Please check the News and Events section of our website – www.nahbrc.com/about/news_and_events -- for information on upcoming webinars. You can also subscribe to the Research Center's Insider Update e-newsletter -- www.nahbrc.com/about/news_and_events/newsletters -- at the bottom of any page on our website to get the latest information on the NGBS transition, the certification program, and related industry news.

What if I still have questions?

Please feel free to [contact the Research Center](#) with any questions. As always, we will try to respond within one business day.