



2012 Update - National Green Building Standard™ Proposed changes to 2008 NGBS February 2011

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TG-1: Administration, Compliance, and Operation & Owner Education

Chapter 1 – Scope and Administration

ID	Name Company Entity Represented	Section Number And Requested Action	Proposed Change	Reason	Task Group Action	Reason for TG action
227	Robert Hill NAHB Research Center NAHB Research Center	101.2 Scope Revise as follows	The provisions of this Standard shall apply to design and construction of the residential portion(s) of any building not classified as an institutional use in all climate zones within the United States. This Standard shall also be used for subdivisions, building sites, <u>and the residential portions of</u> alterations, additions, renovations, mixed-use residential buildings, and historic buildings, where applicable. <u>The standard may also be applied to buildings located outside of the United States provided equivalent climate zone, radon zones, and termite zones are established.</u>	To clarify the statement as it applies to multifamily buildings where there may be common areas. We have had a number of inquiries about apply the standard outside of the US.		
139	Steve Hale Build Green NM Build Green NM	101.3 Intent Revise as follows	101.3 Intent. This Standard shall establish practices for the design and construction of green residential buildings, building sites, <u>and subdivisions--and renovation thereof.</u>	The Green Renovation portion of the Standard is unworkable. We have certified several "Gut" rehabs but the remodeling is too tedious to use. It would be much better to have a seperate document for renovations.		
557	Robert Hill NAHB Research Center NAHB Research Center	102.2 Referenced Documents Revise as follows	The codes, standards, and other documents referenced in this Standard shall be considered part of the requirements of this Standard to the prescribed extent of each such reference. <u>The version of the codes, standard or other referenced documents shall be the version referenced in chapter 11.</u>	Anytime there is an updated code or standard there are always questions regarding how the new versions impact this standard. Adding language to clarify the issues would be helpful.		

Chapter 2 – Definitions

ID	Name Company Entity Represented	Section Number And Requested Action	Proposed Change	Reason	Task Group Action	Reason for TG action
226	Craig Conner, Gary Klein Building Quality / Affiliated International Management selves	Entire Chapter 2 Revise as follows	Review the entire set of definitions for consistency with 2012 I-codes. Where there is a difference try to use the exact definitions from the 2012 I-codes.	Consistency with the I-code family will facilitate use of ICC 700.		

Chapter 3 – Compliance Method

ID	Name Company Entity Represented	Section Number And Requested Action	Proposed Change	Reason	Task Group Action	Reason for TG action
410	Robert Hill NAHB Research Center NAHB Research Center	301.1 Environmental performance levels Revise as follows	Environmental Performance Levels.	Performance is difficult to define and measure for "environmental". I think this would be better to say Environmental Impact Level or Rating or some other word.		
145	Randall K. Melvin Winchester Homes Inc. Winchester Homes, Inc.	301.2 Awarding of points Revise as follows	(1)The maximum number of points that can be awarded for each practice, <u>other than for a Regional Credit Multiplier, as referenced in item 4 below, is noted</u> for that practice. (4) A Regional/Local Credit Multiplier factor of 2.0 may be applied to any given practice the governing jurisdiction shall deem to be regionally important to voluntarily encourage the selection and use of thoes practices. The multiplier shall not change the threshold points required for any given chapter or the performance level points required for the entire standard.	Provides a means of incentivising the selection of specific practices which are regionally or locally deemed to be of particular importance.		
146	Randall K. Melvin Winchester Homes Inc. Winchester Homes, Inc.	301.2 Awarding of points Revise as follows	Provide another scoring table and means of compliance with the standards which only addresses the building by decoupling it from the Lot Design, Preparation and Development Chapter, Chapter 5 and reducing the required point requirements accordingly.	Encourages the use of the standard and construction of green building even in thoes situation where the lot may not qualify under chapter 5, or the substantiating information necessary to comply with chapter 5 is unknow or impractical for the builder to acquire.		
411	Robert Hill NAHB Research Center NAHB Research Center	301.2 Awarding of points Delete without substitution	(3) The Adopting Entity shall allow new products and practices to be added where deemed to meet the intent of this Standard. Points assigned for any new product or practice shall be determined by the Adopting Entity.	The original section allows an adopting entity to modify the standard in ways that might result in widely varying certifications. If new practices or point values are added without removing other practices then the point balance will be altered. As an adopting entity this clause opens the door to many special requests and lobbying by special interests.		
68	Steve Hale	303.1 Green		From bare lot subdivisions to acre wooded lots. There is too much		

Build Green NM Build Green NM	buildings Revise as follows	Revised Table 303					variation across the country in some of the six sections of the NGBS. By setting appropriate minimums in the Lot, Resource and Indoor Environmental Quality, then allowing Energy and Water (which are less subjective and more quantifiable) to get more stringent at higher levels and at the same time making category 7 Additional Points also get more stringent this will allow for a more flexible Standard that is more adaptable to different regions of the country. Also the Emerald Level should be slightly more attainable. (For example; In the southwest there are fewer practices available in Resource Efficiency than in other parts of the country)	
		Category		Bronze	Silver	Gold		Emerald
		1	Lot..	50 all levels	66	93		119
		2	Resource.	45 80 All Levels	79	113		140
		3	Energy...	30	60	100		120
		4	Water...	44 20	26 30	41- 45		60
		5	I E Q..	36- 50 Bronze and Silver	65	100- 90 Gold and Emerald		140
		6	Education	8 10 All Levels	40	44		42
		7	Additional	50 0	100 120	100 170		100 230
			Totals		240	400		545

Chapter 10 – Operation, Maintenance, and Building Owner Education

ID	Name Company Entity Represented	Section Number And Requested Action	Proposed Change	Reason	Task Group Action	Reason for TG action
151	glynn rountree NAHB NAHB	1001.1 Homeowner's Manual Add new as follows	(13) Maintenance checklist, <u>to include maintenance of any low impact development (LID), sometimes also referred to as "green infrastructure," stormwater management devices that are part of the building or installed within the owner's property.</u>	LID infiltration devices require periodic maintenance to ensure that they continue to function properly. Under EPA's Clean Water Rules, if the building is within the watershed of an impaired water body, certification must be done to document that the maintenance of all LID devices in the watershed of the impaired water body has been performed. (See additional EPA requirements for LID under the "Renovations Note" at the end of this section.)		
158	glynn rountree NAHB NAHB	1001.1 Homeowner's Manual Add new as follows	Revenovations Note: A building owners' manual that includes the following: (4) <u>A state or EPA may require that the homeowner or building owner sign an agreement that guarantees access to the property in order for third parties to certify that LID devices installed in the property remain in place, have not been damaged, and are functioning properly.</u>	LID devices are used to improve local water quality, recharge underground aquifers, and have other environmental benefits. Local or national requirements may mandate that the LID device be mapped by the state and its performance certified by the state or by third parties. Access to the LID device for inspection and maintenance is necessary to carry out those requirements.		
282	Kelly Wedell US EPA US EPA	1001.1 Homeowner's Manual Add new as follows	<u>Full MSDS. For each product required by United States Occupational Safety and Health Administration (OSHA) to have a material safety data sheet (MSDS), an MSDS shall be submitted to the project team. MSDS shall be prepared within the previous five years in accordance with ANSI Z400.1. Information for MSDS Sections 1-16 shall be included as available; where information is not available, documentation shall so indicate.</u>	Exposure to toxic chemicals is an important environmental issue that to date has not been given the attention it deserves by the green building community. This is in part due to the complexity of the issues involved and the relative lack of scientific data on, and commercial substitutes for, certain specific chemicals widely in use. Nonetheless, EPA's position is that there is a sufficient scientific basis for NAHB to include several toxics-related practices. We suggest that NAHB add several practices to minimize chemical and other life-cycle risks to human health and the environment. As part of this, EPA suggests adding a practice to require the provision of a full Material Safety Data Sheet (MSDS) for all covered materials. This should apply to both one- and two-family dwellings and to multi-unit buildings; thus, under NAHB's current structure, the following language should appear twice, in sections 1001.1 and 1003.1.		
556	Robert Hill NAHB Research Center NAHB Research Center	1001.1 Homeowner's Manual Add new as follows	(21) <u>A narrative describing the safety and indoor environment quality concerns with operating a wood burning fireplace (when applicable).</u>	Since there are significant safety and IEQ issues associated with woodburning fireplaces this information seems like a reasonable addition to a home owners manual.		
290	Steven Orłowski National Association of Home Builders	1001.1 Homeowner's Manual	(13) Maintenance Checklist, <u>to include maintenance of any low impact development (LID) – sometimes referred to as "green infrastructure," stormwater management devices that are part of the building or installed within the owner's property.</u>	LID infiltration devices require periodic maintenance to ensure that they continue to function properly. Under EPA's Clean Water Rules, if the building is within the watershed of an impaired water body, certification		

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	NAHB	Revise as follows		must be done to document that the maintenance of all LID devices in the watershed of the impaired water body has been performed. (See additional EPA requirements for LID under the "Renovations Note" at the end of this section.)		
292	Steven Orlowski National Association of Home Builders NAHB	1001.1 Homeowner's Manual Add new as follows	<u>(21)A state or EPA may require that the homeowner or building owner sign an agreement that guarantees access to the property in order for third parties to certify that Low Impact Devices (LID) installed in the property remain in place, have not been damaged, and are functioning properly.</u>	LID devices are used to improve local water quality, recharge underground aquifers, and have other environmental benefits. Local or national requirements may mandate that the LID device be mapped by the state and its performance certified by the state or by third parties. Access to the LID device for inspection and maintenance is necessary to carry out those requirements.		
902	Ed Whitby Burnaby Manufacturing Same	1002.1 Green Building Goals/Strategies	IT SHOULD BE ENCOURAGED THAT BUILDERS INCORPORATE A PROPER GAS OUTLET BOX ON THE OUTSIDE PATIO WALL AREA SO THAT HOMEOWNERS CAN UTILIZE THE GAS THAT IS ALREADY PIPED IN TO THE HOUSE TO FUEL THEIR BBQ's, PATIO HEATERS AND ANY OTHER OUTDOOR GAS APPLIANCE.	A VERY LARGE NUMBER OF HOMES STILL USE PORTABLE PROPANE BOTTLES THAT HAVE TO BE REFILLED REGULARLY. THE CARBON FOOTPRINT OF PROPANE FROM THE REFINERY TO THE PATIO IS HUGE COMPARED TO NATURAL GAS AND THE ADDED CARBON FOOTPRINT OF ADDING A PIPE TO THE OUTSIDE WALL IS MINIMAL. THE GAS IS ALREADY AVAILABLE TO THE HOMEOWNER SO WHY DO WE NOT GIVE HIM ACCESS TO THE GAS OUTSIDE LIKE WE DO WATER AND ELECTRICITY. THERE IS AN ONGOING REDUCTION OF CO2's OF ABOUT 15 % WHEN USING NATURAL GAS OVER PROPANE AS WELL. THIS IS ESPECIALLY RELEVANT IN URBAN AREAS WHERE GAS IS GENERALLY AVAILABLE VERSUS RURAL AREAS WHERE PROPANE CAN BE THE ONLY OPTION. THE AMERICAN GAS ASSOCIATION GIVES 2 POINTS IN THEIR GREEN SCORING SYSTEM FOR EVERY GAS OUTLET INSTALLED ON A HOME AND ENCOURAGING THIS WILL HELP THE HOMEOWNER BY BEING MORE CONVENIENT AND LESS EXPENSIVE AS WELL AS HELP THE AIR QUALITY. THERE ARE PRODUCTS ALREADY AVAILABLE THAT HAVE SAFETY FEATURES BUILT IN FOR FIRE PROTECTION AND CHILD PROOFING BUT IF A PIPE IS SUPPLIED TO THE PATIO NOW IT IS OFTEN CRUDELY FINISHED BY THE HOMEOWNER HIMSELF WITH NO SAFETY BENEFITS AT ALL. PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS BUT I WOULD BE GLAD TO DISCUSS THIS WITH ANYONE AT ANYTIME. THANK YOU		
313	Nicole L. Villamizar U.S. EPA Office of Resource Conservation & Recovery U.S. Environmental Protection Agency	1002.1 Training of Building Owners Revise as follows	1002.1 Training of building owners. Building owners/occupants are familiarized with the green building goals and strategies implemented and the impacts of the occupants' practices of the costs of operating the building. Training is provided to the responsible party(ies) regarding all equipment operation and control systems <u>and other green building strategies such as recycling.</u> Systems <u>and strategies</u> include, but are not limited to, the following: (7) Solid waste recycling.	It is important that building owners and occupants of one and two family dwellings and multi unit buildings understand sorting, storage and collection requirements associated with successful recycling practices. This training will ensure awareness and understanding of effective practices to support optimal diversion of waste.		
221	Steven Orlowski National Association of Home Builders NAHB	Add New Section Add new as follows	<p>1004</p> <p>CONSTRUCTION, OPERATION, AND MAINTENANCE MANUALS AND TRAINING FOR STORM WATER MANAGEMENT FACILITIES</p> <p>1004.0 Intent. Manuals are provided to the responsible parties (owners, home owner's association and/or maintenance team) regarding the construction, operation, and maintenance of the storm water features or facilities. Paper or digital format manuals are to include information regarding those aspects of the storm water management maintenance, and operation that are within the area of responsibilities of the respective recipient. One or more responsible parties are to receive a copy of all documentation for archival purposes.</p> <p>1004.1 Storm Water Construction Manual. A building construction manual is compiled and distributed in accordance with Section 1003.0.</p>	Post-construction stormwater management is the responsibility of the property owners once construction is complete. There are few mechanisms to inform the public of their responsibilities to reduce pollution and control stormwater on their lots and in common areas. This addition to the NGBS can set the tone for informing the public about the stormwater utilities that serve their communities and preserve water quality.		

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			<p>(1) <u>A narrative detailing the importance of constructing a green building, including a list of green building attributes included in the storm water management plan. This narrative is included in all responsible parties' manuals.</u></p>	Mandatory		
			<p>(2) <u>A local green building program certificate as well as a copy of the <i>National Green Building Standard</i>TM, as adopted by the Adopting Entity, and the individual measures achieved by the building.</u></p>	Mandatory		
			<p>(3) <u>A record drawing of the site including stormwater management plans, utility lines, landscaping with common name and genus/species of plantings (for HOAs & maintenance teams).</u></p>			
			<p>(4) <u>Record drawings of the low-impact development features for each lot (for owners).</u></p>			
			<p>(5) <u>A photo record of storm water features installed. Photos are taken during each step of installation and clearly labeled.</u></p>	Optional		
			<p>1004.2 Operations & Maintenance manual. <u>O &M manuals are created and distributed to the responsible parties in accordance with Section 1004.0.</u></p>	1		
			<p>(1) <u>A narrative detailing the importance of operating and maintaining on-site and community storm water management features. This narrative is included in all responsible parties' manuals.</u></p>	Mandatory		
			<p>(2) <u>A list of local service providers that offer regularly scheduled observation and maintenance contracts to ensure proper performance of community or individual lot storm water management feature including but not limited to vegetative swales, French drains, wetlands, drywells, rain gardens, and similar features.</u></p>			
			<p>(3) <u>User-friendly O &M checklist that includes:</u></p> <ul style="list-style-type: none"> (a) <u>rain gardens</u> (b) <u>rain barrels</u> (c) <u>vegetative swales</u> (d) <u>constructed wetlands</u> (e) <u>retention/detention ponds</u> (f) <u>other features</u> 			