



2012 Update - National Green Building Standard™

Proposed changes to 2008 NGBS

February 2011

Table of Contents

TG-1: ADMINISTRATION, COMPLIANCE, AND OPERATION & OWNER EDUCATION.....	2
CHAPTER 1 – SCOPE AND ADMINISTRATION	2
CHAPTER 2 – DEFINITIONS	2
CHAPTER 3 – COMPLIANCE METHOD	2
CHAPTER 10 – OPERATION, MAINTENANCE, AND BUILDING OWNER EDUCATION.....	3
TG-2: SITE AND LOT DEVELOPMENT.....	6
CHAPTER 2 – DEFINITIONS	6
CHAPTER 3 – COMPLIANCE METHODS	7
CHAPTER 4 – SITE DESIGN AND DEVELOPMENT	8
CHAPTER 5 – LOT DESIGN, PREPARATION, AND DEVELOPMENT	20
TG-3: RESOURCE EFFICIENCY AND INDOOR ENVIRONMENTAL QUALITY.....	33
CHAPTER 2 – DEFINITIONS	33
CHAPTER 6 – RESOURCE EFFICIENCY	34
CHAPTER 9 – INDOOR ENVIRONMENTAL QUALITY	74
TG-4: WATER EFFICIENCY	90
CHAPTER 3 – COMPLIANCE METHOD	90
CHAPTER 8 – WATER EFFICIENCY	90
TG-5: ENERGY EFFICIENCY	99
CHAPTER 2 – DEFINITIONS	99
CHAPTER 3 – COMPLIANCE METHOD	99
CHAPTER 7 – ENERGY EFFICIENCY	99
CHAPTER 11 – REFERENCED DOCUMENTS	117
TG-6: MULTIFAMILY	118
CHAPTER 2 – DEFINITIONS	118
CHAPTER 3 – COMPLIANCE METHOD	118
TG-7: RENOVATIONS AND ADDITIONS	119
CHAPTER 2 – DEFINITIONS	119
CHAPTER 3 – COMPLIANCE METHOD	119
ENTIRE DOCUMENT	120
CHAPTER 7 – ENERGY EFFICIENCY	127
CHAPTER 8 – WATER EFFICIENCY	129
CHAPTER 9 – INDOOR AIR QUALITY	129
CHAPTER 10 – OPERATION, MAINTENANCE, AND BUILDING OWNER EDUCATION.....	130

TG-6: Multifamily

Chapter 2 – Definitions

ID	Name Company Entity Represented	Section Number And Requested Action	Proposed Change	Reason	Task Group Action	Reason for TG action
400	Robert Hill NAHB Research Center NAHB Research Center	202 Definitions Revise as follows	Multi-Unit Building. A building containing multiple dwelling units <u>and permitted as a multi-unit or multi-family building and not covered under the IRC.</u>	There has been a lot of confusion regarding townhouses and do they qualify as multi-unit buildings. The situation is further compounded because some municipalities permit townhouses as multi-unit buildings. The suggested changes are an attempt to clarify the situation.		
407	Robert Hill NAHB Research Center NAHB Research Center	202 Definitions Add new as follows	Residential Portion of a Muti-unit or Mixed Development building. The portion of the building that contains the elements of the dwelling unit.	Need definition of this as it relates to multi-unit and mixed use buildings. There are practices that apply to a building (e.g. foundation) that may not be part of the "residential portion" of the building. The intent should be clarified.		

Chapter 3 – Compliance Method

ID	Name Company Entity Represented	Section Number And Requested Action	Proposed Change	Reason	Task Group Action	Reason for TG action
413	Robert Hill NAHB Research Center NAHB Research Center	303.1 Green buildings Add new as follows	(5) <u>The non-residential portions of mixed use or multi-family buildings are not required to comply with the practices that the residential portion complies with except for practices that apply to the entire building such as foundation practices.</u>	The original Standard was not clear on how non-residential portions of buildings are addressed. The committee should decide how non-residential portions of a multi-unit or a mixed use building should be treated.		
414	Robert Hill NAHB Research Center NAHB Research Center	304.1 Multi-unit buildings Revise as follows	For multi-unit buildings, points for the green building practices that apply to multiple units shall be credited once for the entire building. Where points are credited, practices shall be implemented in all units, as applicable. Where application of a prescribed practice allows for a different number of points for different units in a multi-unit building, the fewer number of points shall be awarded. <u>When non-mandatory practices are only applicable to certain units (e.g., only the top floor units are likely to have can lights penetrating the thermal envelope) points should not be awarded to the building for those practices. When mandatory practices are only applicable to certain units (e.g., only the ground floor units may have an attached garage) the mandatory practice is considered in compliance if all those units comply. Practices that apply to the building (e.g., landscaping) may be awarded independently of the units.</u> <u>Common areas of the building must meet all mandatory requirements but practices for points are not applicable to the common areas unless specifically noted in the practice.</u>	The original standard was not clear on how to handle some issues in multi-unit buildings. The committee is free to decide how to handle these issues but they need to be addressed.		
904	Howard Fortunato LandmarkJCM LandmarkJCM	304.1 Multi-unit buildings	Individual units (aka condos) in multi-unit building should be eligible to alternately obtain individual certifications for each unit. As it stands now all condos in a building can only earn the same certification level, and only obtain that certification once the entire building is completed. This is inflexible as the first buyer in a building must wait till the last unit is completed, thus a marketing disincentive for the buyer for green built home. Also, not being able to obtain different certification levels within the same building removes the marketing ability to differentiate units in the building. After all, presumably not all units in Trump Tower are the same level of fit / finish / price. Being able to differentiate will assist in generating more condo green certifications	My reasoning is within the above. thank you for this opportunity to comment.		