

NGBS GREEN CERTIFICATION: OPTIONS FOR MIXED-USE BUILDINGS, ASSISTED LIVING, HOTELS, AND STUDENT HOUSING



The 2020 ICC-700 National Green Building Standard (NGBS) has an expanded scope, which allows more building occupancy types to earn NGBS Green certification. In addition, the commercial/retail spaces for mixed-use buildings, where the residential portion is greater than 50% of the gross floor area, can also earn NGBS Green certification as an option.

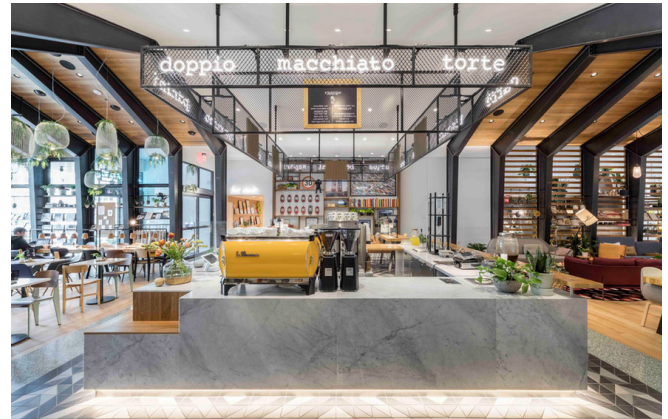
EXPANDED NGBS DEFINITION OF RESIDENTIAL

The NGBS defines residential as all Group R occupancies as defined by the International Building Code (IBC), and all buildings within the scope of the International Residential Code (IRC). Assisted living facilities, residential board and care facilities, and group homes classified as I-1 occupancy in the IBC are also permitted to seek NGBS Green certification.

MIXED-USE BUILDING CERTIFICATION

Multifamily buildings that include commercial/retail space that is 49% or less than the gross floor area of the entire building can also earn NGBS Green certification. Owners and developers have two options for the non-residential space — either **Core-and-Shell** certification for the main structural elements of a building, including walls and windows; or **Full-Fitted Out & Equipped** certification for commercial spaces that are fully-equipped and furnished and ready for their tenants. Commercial space compliance requirements are found in the 2020 NGBS Chapter 13.

Certification of the non-residential space is optional for mixed-use buildings. Owners and developers can always opt to seek NGBS Green certification for the residential portion of the building only. If certification of the commercial space is desired, the residential portion must also earn certification. NGBS Green certification is not available to buildings that are only seeking a green certification for the commercial portion of the building.



Jersey City (NJ) Urby. NGBS Green Certified, Silver level.

CERTIFICATION LEVEL

The residential portion of the building can earn NGBS Green certification at the Bronze, Silver, Gold, or Emerald levels depending on how many green practices, products, and technologies are included and the building's expected performance level above code. To earn certification for the commercial space, the building must be compliant with all relevant green practices for that space. There are no points or optional green practices. Compliant commercial spaces can earn the Certified certification level.

CORE-AND-SHELL

For Core-and-Shell compliance, the exterior air barrier, insulation, air sealing, and fenestration, must be verified to the Chapter 13 NGBS requirements to earn certification. Verification by an accredited NGBS Green Verifier can happen at the rough (pre-drywall) or final inspection of the residential portion of the building or after the residential portion is certified. The specific 2020 NGBS practices relevant to Core-and-Shell certification are below:

- 13.104.1.9 Moisture control measures
- 13.105.1 Building thermal envelope insulation
 - 13.105.1.1 Insulation installation
 - 13.105.2 Building thermal envelope fenestration
 - 13.105.3 Building thermal envelope air sealing
 - 13.105.3.1 Air barrier verification
 - 13.105.10 Duct air sealing, if ducts are installed

FULL-FITTED OUT & EQUIPPED

Buildings are eligible for Full-Fitted Out & Equipped certification when the commercial space is ready for tenant occupancy. Often in mixed-use building construction the internal elements for the tenant Fit-Out occurs independent of and typically after completion of the residential portion of the building. Fit-Out describes the process of making the non-residential interior spaces suitable for the tenant. Fit-Out design is typically specified by the tenant and is a negotiated activity that may be completed by the developer, the landlord, or the tenant. Full-Fitted Out & Equipped compliance requires Core-and-Shell compliance as a prerequisite for NGBS Green certification and then the commercial space(s) must be compliant with the remaining relevant 2020 NGBS Chapter 13 requirements.

Verification for the Full-Fitted Out & Equipped certification path can occur at the final inspection when the residential portion of the building is being verified or after the residential portion of the building has been certified as long as an accredited NGBS Green Verifier has inspected any practices that are behind the dry-wall and typically inspected at the rough stage.

CERTIFICATION COSTS

NGBS Green certification costs fall into three categories:

1. Sticks & bricks — the design and construction costs for compliance
2. Verification fees — set and paid directly to our independent, third-party NGBS Green Verifiers who serve as in-field agents
3. [Certification fees](#) — paid directly to Home Innovation

HOW TO GET STARTED

The [2020 NGBS](#) is available free for download. The NGBS Green [Builder's Resource Guide](#) provides an overview of the certification program, process, and requirements. The [NGBS Green Scoring Tools](#) are free and include all the required green practices — for these certifications, download the 2020 NGBS New Construction - Multifamily & Mixed-Use buildings. If you need to hire an [NGBS Green Verifier](#), they are listed online by state or you can find one that has specific [multifamily experience](#).

If you need additional assistance or have specific project questions, feel free to [contact us](#).



Anthology, Washington, DC. NGBS Green Certified, Bronze level.

Find out more — **visit [NGBS.com](#) today.**