

# Chapter 305 Green Remodeling [Existing Buildings]



## Overview

The **2020 NGBS Section 3 Compliance Method** establishes the criteria for building types, such as new, single-family, townhouses, duplex, multifamily, accessory structures, and remodeling and subdivisions. Green practices for existing buildings are governed by **Chapter 305 – Green Remodeling**. The certification path’s name being an activity [remodeling] rather than a building type [existing building] has led to confusion and unnecessary limitations on the use of the Standard.

## Interpretation

As the certification agency, Home Innovation Research Labs formally acknowledges Chapter 305 as applying to existing buildings and has adopted the label “Existing Building” for certifications under Chapter 305 – Remodeling.

## Compliance Questions and Clarifications

- Q:** Can a building earn Green Certified – Existing Building based entirely on features already present in the building?
- A:** Yes, the green rating is required to consider the entire building according to **Section 305.2.2**. An [existing building’s] green rating is based upon the construct that the entirety of the building’s attributes is required for the green rating. The green rating is not defined solely by the modifications, but it must be a whole building rating.
- Q:** Can a building earn Green Certified – Existing Building if there is no renovation activity?
- A:** Yes, according to **Section 305.2.1 Applicability** – a building is eligible if the Certificate of Occupancy is at least five years before NGBS registration.