

Land Development Certification



Home Innovation
NGBS GREEN CERTIFIED™

Home Innovation Research Labs certifies green land developments in compliance with the ICC 700 National Green Building Standard.

As an independent, third-party research and testing organization, Home Innovation Research Labs has the capacity, expertise, and credentials to ensure our NGBS Green Certified mark stands for consistency, rigor, and credibility. We've also made the mark easy for consumers to recognize and understand, to maximize the impact and value to your business. We do all that while keeping our certification practical and affordable.

The National Green Building Standard™ (NGBS) is a comprehensive residential green building rating system. Not only does it set green baselines for all types of residential construction and remodeling, it also allows for the certification of green residential land developments. ANSI-approved and consensus-based, the NGBS provides a menu of land development practices for planners, landscape architects, engineers, and developers to plan the living environment for residents and reduce the project's environmental impacts.

The NGBS offers four levels of green certification for residential and mixed-use land developments: One-Star; Two-Star; Three-Star; and Four-Star. To be certified, a land development must implement a minimum number of green practices. Practices can be selected at the planning, design, and construction stages.

INDEPENDENT VERIFICATION

Green certification by Home Innovation Research Labs requires that a qualified, independent third party inspect the development and verify that all green design or development practices claimed toward green certification are incorporated correctly into the project. Verifiers record the results of their inspection(s) on a Verification Report, which is submitted to Home Innovation Research Labs and reviewed for accuracy and completeness. Home Innovation Research Labs issues the green certification to the development. Verification fees vary by market and project scope.



GREEN DEVELOPMENT PRELIMINARY LETTER OF APPROVAL

Developers may have a new or existing development certified as a whole or in phases. For large communities, developers may also seek a preliminary Letter of Approval before development work begins by having an accredited verifier conduct a design review. The Letter of Approval indicates a development is eligible to be NGBS Green Certified by Home Innovation Research Labs if constructed in accordance with the approved plan, and allows the developer to market the community as such immediately.

HELP BUILDERS CONSTRUCT GREEN CERTIFIED HOMES

Land development certification is independent of the home or multifamily building certification that is also possible through the NGBS. A developer that selects to have a community certified does not have to have all the residences within the community certified, but certainly can choose to do so.

However, a number of green practices that earn points toward land development certification can also help builders obtain the points necessary to get their homes or multifamily buildings certified. For example, if a developer uses a natural resources inventory to create the master site plan for the development, Home Innovation Research Labs would recognize it for lot design points for a builder seeking to have a home within that development NGBS Green Certified. As a result, developers that achieve certification for their developments may make it easier for the homes and multifamily buildings built in it to be certified. Some developers even use the development certification to market their lots to builders as “green-ready.”

CERTIFICATION FEES

Our certification fees are very affordable. The cost of certification for a single-family home ranges from \$200-\$500; multifamily buildings range from \$200-\$500 per building, plus \$20 per unit. The cost for certification of a land development starts at \$1,000 for small communities.



For a land development to be NGBS Green Certified, it must meet specific practices in five areas:

- Site Selection
- Project Team
- Site Design
- Site Development & Construction
- Innovative Practices

From an array of green practices within the NGBS, developers have the ability to select those best suited to their project goals, community conditions, natural resources, and local zoning codes. Fortunately, the NGBS provides enough flexibility for certification to be attainable in a wide range of locations and development sizes – from urban infill on a few lots to an entirely new community outside a metropolitan area.

Interested in having your project(s)
NGBS Green Certified?

Visit HomeInnovation.com/Green

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Finding Innovation a Home

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