

---

## GREEN MIP REDUCTION & THE NATIONAL GREEN BUILDING STANDARD (NGBS)

---



# Home Innovation

## NGBS GREEN VERIFIER™

The HUD MIP Reduction program accepts nine national and regional green building standards including Energy Star High Rise or Home, NGBS, LEED, Green Point Rated New Home Multifamily, Passive House, Enterprise Green Communities, Earthcraft, Earth Advantage and Living Building Challenge. All of these Green Building Standards are credible and have numerous strengths. Based on our experience, we have found that [NGBS](#) has been a popular choice for many developers based on cost and speed.

As of January 2017, NGBS had certified more than 2,400 multifamily buildings and totaling 84,400 units. NGBS is consensus-based, approved by ANSI as an American National Standard and is tailored to residential markets. New Construction, Gut Rehab, Sub Rehab and smaller renovation projects can leverage NGBS. Certification requires onsite project inspection by a qualified, independent third-party known as an NGBS Green Verifier. This verifier will confirm that all green design and construction practices claimed by the builder toward green certification are incorporated into the project.

Projects seeking NGBS Green certification using the 2012-NGBS must be registered by June 30, 2017 and complete construction by December 31, 2021. After that date, projects will need to register under the 2015-NGBS standard which will require additional diagnostic testing.

Securing the Green MIP energy modeling, energy data acquisition plans and other due-diligence services along with the green building verification from the same team can be more efficient and effective. To better serve our clients, we are adding to our green building expertise and now offer green verification services as well. D3G staff members Stephen Evanko and Tim Bryant are certified as NGBS green verifiers.

If you are interested in learning more about how D3G can support your green MIP project from start to finish, let us know and we'll be happy to walk you and your team through the process and provide an overview of NGBS. [HTTP://www.d3g.com](http://www.d3g.com)





# **HUD Green Mortgage Insurance Premium (MIP) Reduction**

**Q1 2017**

# We have found that NGBS is a popular choice for developers



- **NGBS is a well-respected Green Building Standard**
  - ANSI approved through multi-stakeholder process
  - First, solely residential green building standard to be one of the International Code Council's (ICC) suite of I-codes
  - More than 88,000 multifamily units are already certified
- **NGBS is affordable and reasonable**
  - Fast – certification within 1 business day of final submittal
  - Affordable – total incremental cost can be as low as 0.25% above a code-built building
- **There is still a window to use 2012-NGBS version before the more demanding 2015-NGBS version is in force**
  - Projects seeking NGBS Green certification using the ICC 700-2012 NGBS must be registered by June 30, 2017 and complete construction and certification by December 31, 2021
  - Projects seeking NGBS Green certification that do not register by the June 30th deadline must use the 2015 NGBS.
- **Dominion Due Diligence has NGBS Green Verifiers who are experienced with all phases of HUD's Green MIP program**

# NGBS already has certified more than 2,500 Multifamily Buildings with more than half in Texas, Florida and North Carolina

## Certification Stats



**Home Innovation**  
NGBS GREEN CERTIFIED

NGBS Project Type	Certified	In Process
Single-Family Homes (new & remodeled) *	11,979	1,765
Multifamily Buildings (new & remodeled)	2,548	1,459
Units within NGBS Multifamily Buildings *	88,621	74,475
Land Developments	25	10
Lots within NGBS Land Developments	1,652	24,802

Source: [www.homeinnovation.com/ngbsgreenstats](http://www.homeinnovation.com/ngbsgreenstats)

# NGBS Certification is affordable and costs are more than covered by Green MIP savings

Certification Fees

## \* Certification Fee Schedule (Paid to Home Innovation Research Labs)

MULTIFAMILY		
	Up to 3 stories	\$200 per building + \$30 per unit
	4 stories and above	\$600 per building + \$30 per unit
New Construction or Renovation	MF Volume Discount** for projects with 50+ buildings	\$125 per building + \$30 per unit
	MF Volume Discount for projects with 20-49 buildings	\$150 per building + \$30 per unit
	MF Volume Discount for projects with 10-19 buildings	\$200 per building + \$30 per unit

Verification Costs

*Paid to Green Verifiers  
Cost depends on property size and scope of services (e.g. consulting, diagnostic testing, number of site visits)*

Green Practices and Products

*Hard costs for more efficient systems and higher-performance materials*

*Several experienced NGBS builders claim to deliver certified buildings for 0.25%-0.5% cost premium*

# NGBS Multifamily Process depends heavily on accredited Green Verifiers that inspect all residential units

- Developer/Architect/Consultant scores the building using the NGBS scoring spreadsheet
- **Developer hires an accredited Green Verifier who will register the project**
  - no cost for registration
  - developer contracts directly with Green Verifier
- **Green Verifier engages with design team to review the scoring spreadsheet and schedule a rough inspection before the drywall is installed.**
  - Home Innovation Research Labs will send a Builder's Agreement to new builders and bill certification fee
- **Conduct Rough Inspection**
  - Developer signs the completed Rough Verification Report
  - Verifier sends report to Home Innovation Labs for review
- **Conduct Final Inspection**
  - Developer signs the final Verification Report
  - Verifier sends report to Home Innovation Labs for review
- **Home Innovation Labs will issue a "Home Innovation NGBS Green Certified" certificate, provided all documentation is complete**



# NGBS New Construction has minimum point requirements by category and four rating levels

## 2012 NGBS Certification Levels



**Home Innovation**  
NGBS GREEN CERTIFIED

Green Building Categories			Rating Level Points <sup>(1)</sup> <sup>(2)</sup>			
			BRONZE	SILVER	GOLD	EMERALD
1.	Chapter 5	Lot Design, Preparation, and Development	50	64	93	121
2.	Chapter 6	Resource Efficiency	43	59	89	119
3.	Chapter 7	Energy Efficiency	30	60	80	100
4.	Chapter 8	Water Efficiency	25	39	67	92
5.	Chapter 9	Indoor Environmental Quality	25	42	69	97
6.	Chapter 10	Operation, Maintenance, and Building Owner Education	8	10	11	12
7.		Additional Points from Any Category	50	75	100	100
Total Points:			231	349	509	641

*Category  
Minimum  
Points*

*Additional  
Required  
Points*