



## Comparison of Enterprise Green Communities Criteria and Southface’s EarthCraft

EarthCraft has three Green residential construction standards for homes: House, Renovation and Multifamily. The first was the EarthCraft House standard developed for new construction in 1999 by a partnership including Southface & the Greater Atlanta Homebuilders Association. In 2001, the EarthCraft House Renovation guidelines were released, which serve to guide renovation of existing homes. The EarthCraft program works with builders from across six states to construct and renovate homes and buildings that are uniquely suited to the climate conditions of the Southeast.

### **PARTICIPATION AND ELIGIBILITY:**

The EarthCraft Standard was begun in Atlanta, Georgia, and has expanded to other cities in Georgia and a number of locations throughout the southeastern portion of the United States, including: Georgia, Virginia, Tennessee, Alabama, South Carolina and North Carolina. By addressing the factors that impact homes in this region, including high heat, humidity and temperature swings, EarthCraft serves as a blueprint for energy, water and resource-efficient housing projects.

Projects eligible for EarthCraft House include:

- Single-family homes (including townhomes that share a common vertical wall)
- Low-rise multifamily (1-3 story buildings, including duplexes or other stacked housing units that share a common ceiling or floor but no common space)
- Low-rise multifamily (apartments and condominiums with common space)
- Affordable Homes
- Existing Homes renovation

### **POINT STRUCTURE:**

To qualify for EarthCraft certification requires meeting certain required standards and optional points in a series of categories to determine if the project is “Certified” (100 pts), “Gold” (150 pts), or “Platinum” (200 pts). The categories, along with points available and required, include:

EarthCraft House	EGC Alignment	Pre-reqs	Optional	Point Floor
Site Planning (SP)	2/3	4	50	0
Construction Waste Management (CW)	6	2	17	0
Resource Efficiency (RE)	5/6/7	3	113	0
Durability and Moisture Management (DU)	7	17	69	0

Indoor Air Quality (IAQ)	6/7	8	51	0
High Performance Building Envelope (BE)	2/5/6/7	26	99	0
Energy Efficient Systems (ES)	5/7	22	113	0
Water Efficiency (WE)	3/4	8	73	0
Education and Operations (EO)	5/8	2	37	0
Innovation (IN)	5	0	12+	0
<b>Totals</b>	-	<b>92</b>	<b>634+</b>	<b>0</b>

<b>EarthCraft Multifamily</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Site Planning (SP)	2/3	9	48	0
Construction Waste Management (CW)	6	3	12	0
Resource Efficiency (RE)	5/6/7	1	66	6
Durability and Moisture Management (DU)	7	18	28	4
Indoor Air Quality (IAQ)	6/7	10	28	0
High Performance Building Envelope (BE)	2/5/6/7	30	101	0
Energy Efficient Systems (ES)	5/7	29	110	0
Water Efficiency (WE)	3/4	7	56	0
Education and Operations (EO)	5/8	2	22	0
Innovation (IN)	5	0	21+	0
<b>Totals</b>	-	<b>109</b>	<b>492+</b>	<b>0</b>

To qualify for EarthCraft House Renovation, projects must meet a level of optional points in a series of categories to determine if the project is “Certified” (75 pts), “Gold” (100 pts), or “Platinum” (125 pts). The categories, along with points available and required, include:

<b>House Renovation</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Site Planning (SP)	2/3	4	26	0
Construction Waste Management (CW)	6	0	26	0
Resource Efficiency (RE)	5/6/7	2	59	0
Durability and Moisture Management (DU)	7	7	46	0
Indoor Air Quality (IAQ)	6/7	8	49	0
High Performance Building Envelope (BE)	2/5/6/7	7	187	0
Energy Efficient Systems (ES)	5/7	19	183	0
Water Efficiency (WE)	3/4	3	53	0
Education and Operations (EO)	5/8	1	14	0
Innovation (IN)	5	0	+	0
<b>Totals</b>	-	<b>51</b>	<b>643</b>	<b>0</b>

To qualify for EarthCraft Multifamily Renovation projects are required to meet or exceed 2009 IECC plus any local amendments on all building components under renovation. Projects also

need to achieve a number of optional points based on scope of work including renovations that do not add conditioned space (100 pts), renovations that add conditioned space without changing exterior shell (120 pts), renovations that change exterior shell but do not change the foundation (140 pts), renovations that add foundation (160 pts). The categories, along with points available and required, include:

<b>Multifamily Renovation</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
High Performance Envelope&Systems (BE)	5/7	2	+	0
Ventilation (VT)	7	4	36	0
Water – Indoor (WI)	4/5	1	24	0
Fixtures and Finishes (FF)	5/6/7	0	30	0
Waste Management (WM)	6	1	26	0
Landscaping/Site Management (LS)	3	0	29	0
Homeowner & Contractor Education (HCE)	3/6/7/8	0	11	0
Bonus Points	varies	0	68	0
<b>Totals</b>	<b>-</b>	<b>8</b>	<b>224+</b>	<b>0</b>

#### **CERTIFICATION PROCESS:**

Buildings pursuing Certification under the EarthCraft System must use an EarthCraft Technical Advisor and follow the steps below:

- Register online
- initial design review
- project kick-off meeting
- all pre-drywall and final inspection requirements
- submission of documentation including points tracked in EarthCraft worksheet

After registration Multifamily projects are required to submit the following to the EarthCraft Technical Advisor at least two weeks before the Design Review:

- Project Plans including:
  - Cover page
  - Site plan
  - Building plans
  - Unit floor plans
  - Unit schedule
  - Elevation(s)
  - Window/door schedule
- Construction Specification Sheet
- Load calculation (ACCA Manual J Version 8 or later or equivalent)
- Preliminary EarthCraft Worksheet
- Fresh Air Ventilation strategy to achieve ASHRAE 62.2-2007
- Additional verification documentation based on items identified by the Multifamily Developer on the EarthCraft Worksheet (e.g. Manual D duct design).

## EarthCraft Fee Structure

	House	Multifamily
Application	\$150/200 if paid by check	\$75/unit (max. \$6500)

Note: The Project Administration and Certification fee covers the costs of project administration and quality assurance, technical assistance, and the printing of certificates. It is non-refundable and does not guarantee project certification.

## **SIMILARITIES AND DIFFERENCES WITH GREEN COMMUNITIES CRITERIA:**

### Similarities:

- The EarthCraft Standard is a quality standard backed up with an extensive technical manual. Both EarthCraft or the Enterprise Green Communities (EGC) Criteria standard would produce truly green buildings.
- Both EarthCraft and EGC cover roughly the same categories although each program has some mandatory requirements (prerequisite) or optional points that do not overlap.
- Both standards require a pre-construction Green Development Plan. The Green Development Plan required for EGC is based on an integrative design charrette (EGC Criteria 1.1a/b). EarthCraft requires that the charrette be conducted with certified staff.

### Differences:

- EGC is designed with more mandatory measures than EarthCraft.
- EGC is a binary certification, whereas EarthCraft has varying levels of certification (Certified, Gold, Platinum).
- EarthCraft Gold and Platinum level projects are required to meet ENERGY STAR v3, but not Certified level. EGC requires all New Construction projects to meet ESv3.
- EarthCraft is tailored to construction in the Southeast, while EGC is designed as a national program and seeks to address climate zones under specific criteria.
- EarthCraft requires that all points tracked for the program must be incorporated into non-residential areas of the project and within any stand alone buildings on site. EGC has specific criteria for implementation over the full project site.
- For an EarthCraft project to meet EGC, it would require a minimum of a Gold Certification to align with the 2011 Criteria; due to the fact that EGC contains additional mandatory measures beyond the scope of EarthCraft requirements, project teams planning to use both programs should be careful to ensure they are meeting all the EGC mandatory criteria.