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## Comparison of Enterprise Green Communities Criteria and Build It Green's Green Point Rated

Build It Green is a professional non-profit membership organization whose mission is to promote healthy, durable, energy- and resource-efficient buildings in California. Supported by a solid foundation of outreach and education, Build It Green connects consumers and building professionals with the tools and technical expertise they need to build quality green homes. The Build It Green standard began in Alameda County, California and is the result of the 2005 merger of the Green Resource Center and Bay Area Build It Green. GreenPoint Rated projects are primarily located in California as the certification programs are tailored to California and IECC Climate Zones 3 (Mixed Humid) and 4.

### **PARTICIPATION AND ELIGIBILITY:**

Build It Green's program is aimed at recognizing all scales of residential projects that build to its outlined standards. The program is designed to accommodate both affordable and market rate project types, and has distinct paths to certify New Construction, Substantial and Moderate rehab projects.

Projects eligible for Green Point Rated 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)
- Mid- to High-rise Multifamily (4+ story buildings)
- Existing buildings undergoing gut-rehab (Whole House)
- Existing building undergoing moderate-rehab (Elements)

All projects participating in the GreenPoint Rated certification program must use a GreenPoint Rater. See "Certification" for more details about the certification process.

### **POINT STRUCTURE:**

The Green Point Rated certification is binary, and does not have a tiered certification structure. There are different certification pathways for Single Family and Multifamily construction, and for New Homes and Existing Homes. Be sure to work with a GreenPoint Rater to determine which checklists and manuals apply to your project.

The New Home rating system is for designing and building brand new homes. To qualify for GreenPoint Rated certification the project must meet all prerequisites, meet all of the required

Methods and Materials standards and earn a minimum of 50 points that come from the remaining categories, which include:

<b>Single Family New Home</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Community	1/2/3/6	1	35	0
Energy	5/7/8	1	96+	30
Indoor Air Quality/Health	6/7/8	1	44	5
Resources	2/6/7	2	110	6
Water	3/4	0	56	9
<b>Totals</b>		<b>5</b>	<b>341+</b>	<b>50</b>

<b>Multifamily New Home</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Community		2	62	6
Energy		0	86+	30
IAQ/Health		1	35	5
Resources		2	87	6
Water		0	48	3
<b>Totals</b>	<b>-</b>	<b>5</b>	<b>318+</b>	<b>50</b>

The GreenPoint Rated **Whole House/Building** label recognizes green building best practices for a large renovation, gut remodel, or cumulative improvements made over time. To qualify for Green Point Rated certification the project must meet all prerequisites and achieve a minimum of 50 points that come from the remaining categories, which include:

<b>Single Family Whole House</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Community		0	25	0
Energy		3	83	20
IAQ/Health		4	46	5
Resources		4	76	6
Water		2	47	8
<b>Totals</b>		<b>13</b>	<b>277</b>	<b>39</b>

<b>Multifamily Whole Building</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Community		1	62	3
Energy		4	86+	20
IAQ/Health		5	35	5
Resources		1	87	6
Water		2	48	3

<b>Totals</b>	-	<b>13</b>	<b>50</b>	<b>37</b>
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The GreenPoint Rated **Elements** label recognizes green building best practices for a small remodel or addition. To qualify for GreenPoint Rated certification the project must meet all prerequisites of the Elements label, all required Methods and Materials standards and achieve a minimum of 25 points from the remaining categories, which include:

<b>Single Family Elements</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Community		0	25	0
Energy		3	83	8
IAQ/Health		2	46	2
Resources		1	76	2
Water		1	47	4
<b>Totals</b>		<b>7</b>	<b>277</b>	<b>16</b>

<b>Multifamily Elements</b>	<b>EGC Alignment</b>	<b>Pre-reqs</b>	<b>Optional</b>	<b>Point Floor</b>
Community		1	62	2
Energy		1	86+	8
IAQ/Health		3	35	2
Resources		1	87	2
Water		1	48	2
<b>Totals</b>	-	<b>7</b>	<b>25</b>	<b>16</b>

#### **CERTIFICATION PROCESS:**

Ratings are performed by certified GreenPoint Raters, independent professionals trained and certified by Build it Green. The rating process is a non-invasive physical examination of building systems, structures, materials and components to assess energy and water efficiency, indoor air quality, resource efficiency of materials and construction methods, and construction quality.

Buildings pursuing Certification under the GreenPoint Rated System must follow the steps below:

- Find a GreenPoint Rater. If your project is already green, your Rater may be able to get started on the rating process right away. Most older homes need some work before the rating can begin.
- The Rater calls an orientation meeting for all project participants and makes sure everyone understands and agrees to build to GreenPoint Rated quality standards.
  - The Rater uses the GreenPoint Rated Checklist to create a customized list of construction practices that will to be used in the project.
  - When everyone has agreed on the checklist, the Rater submits a project planning score sheet to Build It Green and the construction team uses it to guide the project.
- The Rater and the construction team coordinate appointments for verification that everything is being done correctly.

- The Rater compiles documentation, calculates scores, and submits all necessary documentation to Build It Green for processing.
- Build It Green mails the GreenPoint Rated certificate to your Rater, who then provides it to the project team.

The rater will generally engage in at least four of the five following activities during the course of project design and construction:

- Plan check
- Rough inspection
- Final inspection
- Supporting documentation review
- Performance testing

#### GreenPoint Rated Fee Structure

<b>Application - SF</b>	<b>New Home</b>	<b>Whole House</b>	<b>Elements</b>
	\$400	\$400	\$200
	\$50 / additional certificate		-
<b>Application - MF</b>	<b>Condominium</b>		<b>Rental</b>
	\$400		\$500
	\$50 / additional certificate		\$100 / additional building
<b>Duplicate Certificates</b>	\$10/certificate		
<b>Certificate Reissue</b>	\$50 processing + \$5/certificate		
<b>GreenPoint Rated Logo</b>	\$20/project		

Note: GreenPoint Rater fees are not included within this matrix. Those fees are contracted directly with the Rater. Build it Green Provides a searchable list of Certified Raters but there are no raters outside of the state of California.

In addition to providing the GreenPoint Rated checklist, Build It Green offers the following companion resources that can be used in the process of certification:

- GreenPoint Rated Manuals
- Innovation checklist for approaches beyond the measures described in the Guidelines
- Professional training to become a Certified Green Building Professional and/or Certified GreenPoint Rater
- Green Product Directory
- Information about new practices and materials or corrections that are identified after publication

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

##### Similarities:

- The GreenPoint Rated Standard is a quality standard backed up with an extensive technical manual. Both GreenPoint Rated (GPR) or the Enterprise Green Communities (EGC) Criteria standard would produce truly green buildings.

- Both GPR 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). GPR requires that the charrette be conducted with certified staff.
- Both standards are binary and do not include certification levels.
- Both standards have paths to certify all construction types.

Differences:

- EGC is designed with more mandatory measures (prerequisites) than GPR.
- GPR has significantly less mandatory requirements and gives a project much more flexibility in reaching the standard (GPR: 5, 13, 7 for New, Whole House, and Elements respectively; EGC: 40, 36, 30 mandatory requirements for New construction, Substantial and Moderate rehab respectively)
- GreenPoint Rated is tailored to California and IECC Climate Zones 3 (Mixed Humid) and 4 (Marine) while EGC is designed as a national program and seeks to address climate zones under specific criteria.
- An EGC project will most likely meet the GPR Certification, but a GPR project may not meet all of the mandatory requirements of EGC, especially under the Location & Neighborhood Fabric category.