

2011 Enterprise Green Communities Criteria Certification Overlay for NYC HPD Projects - August 2012

Criterion 8.4 modified 2017.11.15

This overlay provides clarifications and instructions for the technical requirements for development projects required to certify through the Enterprise Green Communities Criteria, which are financed by the New York City Department of Housing Preservation and Development (HPD).

To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria's mandatory measures applicable to that construction type. In addition, new construction projects must achieve 35 additional points, and rehabilitation projects must achieve 30 additional points. This overlay requires that projects achieve respective points in the measures required by the HPD as outlined in the checklist below.

- ◆ Together, the mandatory criteria along with the HPD required criteria represent the minimum threshold for a new construction or rehabilitation project financed by HPD, and represent 34 points.
- ◆ New construction projects which require 35 points must select 1 additional point to meet the minimum requirement for certification.
- ◆ Projects can elect to go beyond this minimum set of criteria to meet the development goals of the project by selecting additional optional points beyond measures required by HPD.
- ◆ Projects that do not meet the "as of right" criteria for New York City, as projected for criteria 2.4 and 2.8, and fall below the respective point requirement, will have to implement alternate measures to achieve the point requirement for certification.

This checklist summarizes the Green Communities Criteria and HPD's modifications and clarifications. Except as indicated below, projects should refer to the full 2011 Enterprise Green Communities Criteria for detailed guidance.

KEY

M = Mandatory

= Points required by HPD

= Available optional points

1: INTEGRATIVE DESIGN

YES NO MAYBE **M**

1.1a Green Development Plan: Integrative Design Meeting(s)

Conduct one or more integrative design meetings and submit a Green Development Plan or equivalent documentation.

YES NO MAYBE **M**

1.1b Green Development Plan: Criteria Documentation

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

YES NO MAYBE **2**

1.2a Universal Design *(New Construction only)*

Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines.

YES NO MAYBE **2 or 3**

1.2b Universal Design *(Substantial and Moderate Rehab only)* Design a minimum of 10% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines [2 points] and, for an additional point, the remainder of the ground-floor units and elevator-reachable units should have accessible unit entrances.

SUBTOTAL POINTS

2: LOCATION + NEIGHBORHOOD FABRIC

YES NO MAYBE **M**

2.1 Sensitive Site Protection *(New Construction only)*

Do not locate new development, including buildings, built structures, roads, or other parking areas, on portions of sites that meet any of the following provisions:

- Land within 100 feet of wetlands, including isolated wetlands or streams
- Land on slope greater than 15%
- Land with prime soils, unique soils, or soils of state significance
- Public parkland
- Land that is specifically identified as habitat for any species on federal or state threatened or endangered lists
- Land with elevation at or below the 100-year floodplain

HPD Overlay: Clarification

Infill sites and previously developed sites are exempt from all provisions.

YES NO MAYBE **M**

2.2 Connections to Existing Development and Infrastructure

(New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)

Locate project on a site with access to existing roads, water, sewers, and other infrastructure within or contiguous to existing development. Connect the project to the pedestrian grid.

___ YES ___ NO ___ MAYBE **M**

2.3 Compact Development *(New Construction only)*

Design and build the project to a density of at least:

- *Urban/Small Cities*: 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater
- *Suburban/Mid-Size Towns*: 7 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater
- *Rural/Tribal/Small Towns*: 5 units per acre for detached or semi-detached housing; 10 units per acre for townhomes; 15 units per acre for apartments

___ YES ___ NO ___ MAYBE **5 or 6**

HPD Required

2.4 Compact Development

Design and build the project to a density of at least:

- *Urban/Small Cities*: 15 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater *[5 points]*
- *Suburban/Mid-Size Towns*: 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater *[6 points]*
- *Rural/Tribal/Small Towns*: 7.5 units per acre for detached or semi-detached housing; 12 units per acre for townhomes; 20 units per acre for apartments *[6 points]*

HPD Overlay: Modification

Most HPD projects will meet this requirement as of right. HPD rehab projects with no change in unit count are ineligible for these points.

___ YES ___ NO ___ MAYBE **M**

2.5 Proximity to Services *(New Construction only)*

Locate the project within:

- *Urban/Small Cities*: a 0.25-mile walk distance of at least two **OR** a 0.5-mile walk distance of at least four of the list of facilities
- *Suburban/Mid-Size Towns*: a 0.5-mile walk distance of at least three **OR** a 1-mile walk distance of at least six of the list of facilities
- *Rural/Tribal/Small Towns*: two miles of at least two of the list of facilities

___ YES ___ NO ___ MAYBE **M**

2.6 Preservation of and Access to Open Space: Rural/Tribal/Small Towns Only *(New Construction only)*

Set aside a minimum of 10% of the total project acreage as open space for use by residents **OR** locate project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres

HPD Overlay: Clarification

This criteria does not apply to projects in New York City.

___ YES ___ NO ___ MAYBE **3 max**

2.7 Preservation of and Access to Open Space

Set aside a percentage of the total project acreage as open space for use by residents: 20% *[1 point]*; 30% *[2 points]*; and 40% + written statement of preservation/conservation policy for set-aside land *[3 points]*

___ YES ___ NO ___ MAYBE **5**

HPD Required

2.8 Access to Public Transportation

Locate the project within:

- *Urban/Small Cities:* a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 76 or more transit rides per weekday and 32 or more transit rides on the weekend
- *Suburban/Mid-Size Towns:* a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 60 or more transit rides per weekday and some type of weekend ride option
- *Rural/Tribal/Small Towns:* 5-mile distance of either a vehicle share program, a dial-a-ride program, an employer van pool, or public-private regional transportation

HPD Overlay:

Most HPD projects will meet this criteria as of right.

___ YES ___ NO ___ MAYBE **5**

2.9 Walkable Neighborhoods: Connections to Surrounding Neighborhood—Rural/Tribal/Small Towns

Connect the project to public spaces, open spaces, and adjacent development by providing at least three separate connections from the project to sidewalks or pathways in surrounding neighborhoods and natural areas.

HPD Overlay: Clarification

This criteria does not apply to projects in New York City.

___ YES ___ NO ___ MAYBE **7 max**

2.10 Smart Site Location: Passive Solar Heating/Cooling

Demonstrate a building with a passive solar design, orientation, and shading that meet specified guidelines. *Select one:*

- Single building—New Construction [7 points]
 - Multiple buildings—New Construction [7 points]
 - Moderate or Substantial Rehab [7 points]
-

___ YES ___ NO ___ MAYBE **2**

2.11 Brownfield or Adaptive Reuse Site

Locate the project on a brownfield or adaptive reuse site. *Select either:* adaptive reuse site [2 points] or brownfield remediation [2 points]

___ YES ___ NO ___ MAYBE **6**

2.12 Access to Fresh, Local Foods

Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens; community-supported agriculture; proximity to farmers market.

___ YES ___ NO ___ MAYBE **4**

2.13 LEED for Neighborhood Development Certification

Locate the project in a Stage 2 Pre-Certified LEED for Neighborhood Development plan or a Stage 3 LEED for Neighborhood Development Certified Neighborhood Development.

_____ SUBTOTAL POINTS

3: SITE IMPROVEMENTS

___ YES ___ NO ___ MAYBE **M**

3.1 Environmental Remediation

Conduct an environmental site assessment to determine whether any hazardous materials are present on site.

HPD Overlay: Modification

New Construction, Third Party Transfer, and Participation Loan Program projects require Phase 1 Environmental Assessments. All other projects should comply with the applicable environmental assessment requirements of the HPD programs. Projects not producing Phase 1 reports should submit a memo outlining the assessment and remediation measures taken.

___ YES ___ NO ___ MAYBE **M**

3.2 Erosion and Sedimentation Control *(Except for infill sites with buildable area smaller than one acre)*

Implement EPA's Best Management Practices for erosion and sedimentation control during construction.

___ YES ___ NO ___ MAYBE **M**

3.3 Low-Impact Development *(New Construction only)*

Projects located on greenfields must meet the list of low-impact development criteria.

___ YES ___ NO ___ MAYBE **M**

3.4 Landscaping

Provide new plants (including trees, shrubs, and ground cover) such that at least 50% of area available for landscaping is planted with native or adaptive species, all new plants are appropriate to the site's soil and microclimate, and none of the new plants is an invasive species.

___ YES ___ NO ___ MAYBE **M**

3.5 Efficient Irrigation and Water Reuse

If irrigation is utilized, install an efficient irrigation or water reuse system.

HPD Overlay: Recommendation

Sub-meter the exterior hose connection or irrigation system.

___ YES ___ NO ___ MAYBE **2 or 6**

3.6 Surface Stormwater Management

Retain, infiltrate, and/or harvest stormwater on site. *Select only one: partial stormwater retention [2 points] or full stormwater retention [6 points]*

_____ SUBTOTAL POINTS

4: WATER CONSERVATION

___ YES ___ NO ___ MAYBE **M**

4.1 Water-Conserving Fixtures

Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets—1.28 gpf; Urinals—0.5 gpf; Showerheads—2.0 gpm; Kitchen faucets—2.0 gpm; Bathroom faucets—1.5 gpm

HPD Overlay: Clarification

HPD funded projects using the HPD Standard Specifications **must** meet:

- Toilets – 1.28 gpf
- Showerheads – 1.5 gpm
- Kitchen faucets – 1.5 gpm
- Bathroom faucets – 0.5 gpm
- Urinals – 0.5 gpf

HPD Overlay: Modification

Any toilet specified must have a minimum rating of 750g from the Maximum Performance (MaP) Testing program.

___ YES ___ NO ___ MAYBE **6 max**

4.2 Advanced Water-Conserving Appliances and Fixtures

HPD Required

Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications:

- Toilets – 1.2 gpf
- Showerheads – 1.5 gpm
- Kitchen faucets – 1.5 gpm
- Bathroom faucets – 0.5 gpm

Toilets *[2 points]*

Showerheads *[2 points]*

Faucets—kitchen and bathroom *[2 points]*

HPD Overlay Clarification:

New York City projects using the HPD Standard Specification will achieve 4 points in this category for showerheads and kitchen and bathroom faucets. While projects are required to meet the flow rates from showerheads and faucets in this criteria, projects may elect to optionally achieve the 1.2 gpf for toilets. Any toilet specified must have a minimum rating of 750g from the Maximum Performance (MaP) Testing program.

___ YES ___ NO ___ MAYBE **4**

4.3 Water Reuse

Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's water needs.

- 10% reuse *[1 point]*
- 20% reuse *[2 points]*
- 30% reuse *[3 points]*
- 40% reuse *[4 points]*

_____ SUBTOTAL POINTS

5: ENERGY EFFICIENCY

YES NO MAYBE **M**

5.1a Building Performance Standard: Single Family and Multifamily (three stories or fewer) *(New Construction only)*

Certify the project under ENERGY STAR New Homes.

HPD Overlay: Modification

In cases where a single project includes low-rise buildings and two or more multifamily buildings of four stories or more, the project may choose to apply the specifications, work scope, and verification standards of the multifamily buildings in lieu of this criteria.

Such projects must meet the following characteristics:

1. Two or more multifamily buildings of four stories or more in the same project will comply with 5.1b
2. The combined unit count of the low-rise buildings is 25% or less of the total project unit count

YES NO MAYBE **M**

5.1b Building Performance Standard: Multifamily (four stories or more) *(New Construction only)*

Demonstrate compliance with EPA's Multifamily High-Rise program (MFHR) using either the prescriptive or the performance pathway.

HPD Overlay: Clarification

Enterprise requires that projects follow the MFHR program standards, but does not require projects be submitted to EPA for certification.

NYSERDA Multifamily Performance Program (MPP) New Construction component projects meet the requirements of 5.1b automatically, as MPP NC is a New York State implementation of MFHR.

Projects that do not submit to the EPA and not part of NYSERDA MPP must follow the verification protocols specified by Enterprise.

YES NO MAYBE **M**

5.1c Building Performance Standard: Single Family and Multifamily (three stories or fewer) *(Substantial and Moderate Rehab only)*

Demonstrate that the final energy performance of the building is equivalent to a Home Energy Rating System (HERS) Index of 85.

HPD Overlay: Modification

In cases where a single project includes low-rise buildings and two or more multifamily buildings of four stories or more, the project may choose to apply the specifications, work scope, and verification standards of the multifamily buildings in lieu of this criteria.

Such projects must meet the following characteristics:

1. Two or more multifamily buildings of four stories or more in the same project will comply with 5.1d
2. The combined unit count of the low-rise buildings is 25% or less of the total project unit count

YES NO MAYBE **M**

5.1d Building Performance Standard: Multifamily (four stories or more)
(Substantial and Moderate Rehab only)

Demonstrate that the final energy performance of the building is equivalent to ASHRAE 90.1-2007.

HPD Overlay: Modification

NYSERDA Multifamily Performance Program (MPP) Existing Buildings projects may substitute the MPP EB performance requirements for 5.1d.

YES NO MAYBE **15 max**

5.2 Additional Reductions in Energy Use

Improve whole-building energy performance by percentage increment above baseline building performance standard for additional points.

HPD Overlay: Modification

NYSERDA Multifamily Performance Program (MPP) Existing Buildings component projects may claim these additional points if the project model demonstrates that the final energy performance exceeds ASHRAE 90.1-2007.

YES NO MAYBE **M**

5.3 Sizing of Heating and Cooling Equipment and Ducts

Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals, Parts J, S, and D, or ASHRAE handbooks.

YES NO MAYBE **M**

5.4 ENERGY STAR Appliances

If providing appliances, install ENERGY STAR–labeled clothes washers, dishwashers, and refrigerators.

YES NO MAYBE **M**

5.5a Efficient Lighting: Interior Units

Install efficient interior lighting, appropriate for project type, either ENERGY STAR Advanced Lighting Package (ALP) or lighting specified in EPA's MFHR program.

HPD Overlay: Clarification

Projects may use fixtures that are not ENERGY STAR qualified by demonstrating equivalent energy performance.

Technical specifications to demonstrate ENERGY STAR equivalency are located on the ENERGY STAR website at:

http://www.energystar.gov/index.cfm?c=product_specs.pt_product_specs

YES NO MAYBE **M**

5.5b Efficient Lighting: Common Areas and Emergency Lighting

(All Multifamily projects)

Install efficient lighting in common areas and for emergency lighting, appropriate for project type. For multifamily projects with three stories or fewer, install ENERGY STAR–labeled fixtures, LEDs, T8 fixtures with electronic ballasts or better, or equivalent. For multifamily projects with four stories or more, install lighting specified in EPA's MFHR program.

HPD Overlay: Clarification

Projects may use fixtures that are not ENERGY STAR labeled by demonstrating equivalent energy performance.

Technical specifications to demonstrate ENERGY STAR equivalency are located on the ENERGY STAR website at:

http://www.energystar.gov/index.cfm?c=product_specs.pt_product_specs

___ YES ___ NO ___ MAYBE **M**

5.5c Efficient Lighting: Exterior

Install efficient exterior lighting, appropriate for project type: either ENERGY STAR compact fluorescents or LEDs, or lighting specified in EPA's MFHR program.

HPD Overlay: Clarification

Exterior lights must be full cut-off, Dark Sky approved fixtures, or project must document intent to eliminate light trespass through design.

___ YES ___ NO ___ MAYBE **M**

5.6a Electricity Meter *(New Construction and Substantial Rehab only)*

Install individual or sub-metered electric meters in all dwelling units.

___ YES ___ NO ___ MAYBE **3**

5.6b Electricity Meter *(Moderate Rehab only)*

Install individual or sub-metered electric meters in all dwelling units.

___ YES ___ NO ___ MAYBE **12 max**

5.7a Renewable Energy

Install photovoltaic (PV) panels, wind turbines, or other electric-generating renewable energy source to provide a specified percentage of the project's estimated energy demand.

___ YES ___ NO ___ MAYBE **1 or 2**

5.7b Photovoltaic/Solar Hot Water Ready

Site, design, engineer, and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.

HPD Overlay: Clarification

Projects are urged to implement a solar-ready design.

___ YES ___ NO ___ MAYBE **5**

5.8 Advanced Metering Infrastructure

Site, design, engineer, and wire the development to accommodate installation of smart meters and/or be able to interface with smart grid systems in the future.

_____ SUBTOTAL POINTS

6: MATERIALS BENEFICIAL TO THE ENVIRONMENT

___ YES ___ NO ___ MAYBE **M**

6.1 Low/No VOC Paints and Primers

All interior paints and primers must be less than or equal to the following VOC levels: Flats—50 g/L; Non-flats—50 g/L; Floor—100 g/L

___ YES ___ NO ___ MAYBE **M**

6.2 Low/No VOC Adhesives and Sealants

All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

HPD Overlay: Clarification

This requirement applies only to interior caulks and sealants, where 'interior' is defined to be anything on the inside of the weather barrier.

___ YES ___ NO ___ MAYBE **M**

6.3 Construction Waste Management

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste by at least 25% by weight through recycling, salvaging, or diversion strategies.

HPD Overlay: Clarification

All HPD projects meet this requirement as of right based on NYC average construction waste diversion rates.

___ YES ___ NO ___ MAYBE **5 max**

6.4 Construction Waste Management: Optional

Determine percentage of waste diversion and earn all points below that threshold:

- 35% waste diversion [1 point]
- 45% waste diversion [1 point]
- 55% waste diversion [1 point]
- 65% waste diversion [1 point]
- 75% waste diversion [1 point]

HPD Overlay: Clarification

Projects are strongly urged to implement this measure. Projects meeting this optional criteria must provide supporting documentation of a specific strategy to meet the diversion rates - points will not be awarded based on average diversion rates. Projects not meeting criteria 2.4 Compact Development as of right may choose to implement this measure.

___ YES ___ NO ___ MAYBE **5**

HPD Required

6.5 Recycling Storage for Multifamily Project

Provide one or more easily accessible, permanent areas for the collection and storage of materials for recycling.

HPD Overlay:

All projects must meet this requirement.

___ YES ___ NO ___ MAYBE **5 max**

6.6 Recycled Content Material

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content.

Select from the following:

- Framing materials [1 point]
- Exterior materials: siding, masonry, roofing [1 point]
- Concrete/cement and aggregate [1 point]
- Drywall/interior sheathing [1 point]
- Flooring materials [1 point]

___ YES ___ NO ___ MAYBE **5 max**

6.7 Regional Material Selection

Use products that were extracted, processed, and manufactured within 500 miles of the home or building for a minimum of 50% of the building material value (based on cost). *Select any or all of these options:*

- Framing materials [1 point]
- Exterior materials: siding, masonry, roofing [1 point]
- Concrete/cement and aggregate [1 point]
- Drywall/interior sheathing [1 point]
- Flooring materials [1 point]

___ YES ___ NO ___ MAYBE **5**

6.8 Certified, Salvaged, and Engineered Wood Products

Commit to using wood products and materials of at least 25% that are (by cost): FSC-certified, salvaged products, or engineered framing materials without urea-formaldehyde binders.

___ YES ___ NO ___ MAYBE **1 or 3**

6.9a Reduced Heat-Island Effect: Roofing

HPD Required

Use Energy Star-compliant roofing or install a “green” (vegetated) roof for at least 50% of the roof area. *Select only one: cool roof [3 points] or green roof [1 point]*

HPD Overlay: Modification

All projects must install a cool roof over 100% of the roof area, or a combination of a cool roof and a green roof covering 75% of the roof area.

___ YES ___ NO ___ MAYBE **2**

6.9b Reduced Heat-Island Effect: Paving

Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site’s hardscaped area.

HPD Overlay: Clarification

Projects are strongly urged to implement this measure.

_____ SUBTOTAL POINTS

7: HEALTHY LIVING ENVIRONMENT

___ YES ___ NO ___ MAYBE **M**

7.1 Composite Wood Products that Emit Low/No Formaldehyde

All composite wood products must be certified compliant with California 93120. If using a composite wood product that does not comply with California 93120, all exposed edges and sides must be sealed with low-VOC sealants.

___ YES ___ NO ___ MAYBE **M**

7.2 Environmentally Preferable Flooring

Do not install carpets in entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms, and all rooms of ground-connected floors. Any carpet products used must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad, and carpet adhesives. Any hard surface flooring products used must be either ceramic tile, unfinished hardwood floors, **OR** in compliance with the Scientific Certification System's FloorScore program criteria.

HPD Overlay: Clarification

Hard surface flooring products may be pre-finished environmentally preferable materials, such as bamboo.

___ YES ___ NO ___ MAYBE **4**

7.3 Environmentally Preferable Flooring: Alternative Sources

Use non-vinyl, non-carpet floor coverings in all rooms of building.

___ YES ___ NO ___ MAYBE **M**

7.4a Exhaust Fans: Bathroom *(New Construction and Substantial Rehab only)*

Install Energy Star-labeled bathroom fans that exhaust to the outdoors, are connected to a light switch, and are equipped with a humidistat sensor, timer, or other control (e.g., occupancy sensor, delay off switch, ventilation controller).

HPD Overlay: Clarification

All new construction projects with mechanical exhaust ventilation must specify properly sealed ductwork and specify a means of exhaust balancing. Constant Airflow Regulators are recommended.

All substantial rehab projects with existing central exhaust ventilation systems must specify cleaning, sealing, balancing, and right-sizing roof-top fans.

___ YES ___ NO ___ MAYBE **6**

7.4b Exhaust Fans: Bathroom *(Moderate Rehab only)*

Install Energy Star-labeled bathroom fans that exhaust to the outdoors, are connected to a light switch, and are equipped with a humidistat sensor, timer, or other control (e.g., occupancy sensor, delay off switch, ventilation controller).

HPD Overlay: Modification

All projects with existing mechanical exhaust ventilation must calculate cost/benefit of cleaning, sealing, balancing, and right-sizing roof-top fans.

1. Roof fans up to 300 design cfm must be direct-drive and variable-speed control with speed controller mounted near the fan.
 2. Roof fans between 300-2000 design cfm must be direct-drive, variable-speed control, and ECM, with speed controllers mounted near the fan.
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___ YES ___ NO ___ MAYBE **M**

7.5a Exhaust Fans: Kitchen *(New Construction and Substantial Rehab only)*

Install power-vented fans or range hoods that exhaust to the exterior at the appropriate cfm rate, per ASHRAE 62.2, or install a central ventilation system with rooftop fans that meet efficiency criteria:

HPD Overlay: Modification

1. Roof fans up to 300 design cfm must be direct-drive and variable-speed control with speed controller mounted near the fan.
2. Roof fans between 300-2000 design cfm must be direct-drive, variable-speed control, and ECM, with speed controllers mounted near the fan.

YES NO MAYBE **6**

7.5b Exhaust Fans: Kitchen *(Moderate Rehab only)*

Install power-vented fans or range hoods that exhaust to the exterior at the appropriate cfm rate, per ASHRAE 62.2, or install a central ventilation system with rooftop fans that meet efficiency criteria.

HPD Overlay: Modification

1. Roof fans up to 300 design cfm must be direct-drive and variable-speed control with speed controller mounted near the fan.
2. Roof fans between 300-2000 design cfm must be direct-drive, variable-speed control, and ECM, with speed controllers mounted near the fan.

YES NO MAYBE **M**

7.6a Ventilation *(New Construction and Substantial Rehab only)*

Install a ventilation system for the dwelling unit capable of providing adequate fresh air per ASHRAE requirements for the building type.

HPD Overlay: Clarification

New construction multifamily projects with central ventilation systems must establish ventilation rates for bathrooms, kitchens, and units based on ASHRAE 62.2-2010 requirements. Using these ventilation levels, install a centralized ventilation system that is balanced to run at the required ASHRAE 62.2-2010 levels for each unit and 62.1-2010 levels for common spaces. Provide calculations and information on controls used to achieve the residential in-unit ventilation requirement.

All substantial rehab projects with existing central exhaust ventilation systems must specify cleaning, sealing, balancing, and right-sizing roof-top fans to meet the requirements of 62.2-2010 and 62.1-2010 for residential units and common areas, respectively.

1. Roof fans up to 300 design cfm must be direct-drive and variable-speed control with speed controller mounted near the fan.
2. Roof fans between 300-2000 design cfm must be direct-drive, variable-speed control, and ECM, with speed controllers mounted near the fan.

YES NO MAYBE **5**

7.6b Ventilation *(Moderate Rehab only)*

Install a ventilation system for the dwelling unit capable of providing adequate fresh air per ASHRAE requirements for the building type.

HPD Overlay: Modification

All projects with existing mechanical exhaust ventilation must calculate cost/benefit of cleaning, sealing, balancing, and right-sizing roof-top fans.

YES NO MAYBE **M**

7.7 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type duct work.

YES NO MAYBE **M**

7.8 Combustion Equipment

Specify power-vented or closed-combustion equipment when installing new space and water-heating equipment in New Construction and any Substantial and Moderate Rehab projects.

___ YES ___ NO ___ MAYBE **M**

7.9a Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

___ YES ___ NO ___ MAYBE **M**

7.9b Mold Prevention: Surfaces

In bathrooms, kitchens, and laundry rooms, use materials that have durable, cleanable surfaces.

___ YES ___ NO ___ MAYBE **M**

7.9c Mold Prevention: Tub and Shower Enclosures

Use non-paper-faced backing materials such as cement board, fiber cement board, or equivalent in bathrooms.

___ YES ___ NO ___ MAYBE **M**

7.10 Vapor Barrier Strategies *(New Construction and Rehab Projects with foundation work only)*

Install vapor barriers that meet specified criteria appropriate for the foundation type.

___ YES ___ NO ___ MAYBE **M**

7.11 Radon Mitigation *(New Construction and Substantial Rehab only)*

For New Construction in EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab. For Substantial Rehab projects in those Zones, test for the presence of radon and mitigate if elevated levels exist.

___ YES ___ NO ___ MAYBE **M**

7.12 Water Drainage *(New Construction and Rehab projects replacing assemblies called out in Criterion only)*

Provide drainage of water away from windows, walls, and foundations by implementing list of techniques.

___ YES ___ NO ___ MAYBE **M**

7.13 Garage Isolation

Follow list of criteria for projects with garages, including: provide a continuous air barrier between the conditioned (living) space and any garage space to prevent the migration of any contaminants into the living space, and install a CO alarm inside the house in the room with a door to the garage *and* outside all sleeping areas.

___ YES ___ NO ___ MAYBE **M**

7.14 Integrated Pest Management

Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate sealing methods to prevent pest entry.

___ YES ___ NO ___ MAYBE **M**

7.15 Lead-Safe Work Practices *(Moderate and Substantial Rehab only)*

For properties built before 1978, use lead-safe work practices consistent with the EPA's Renovation, Repair, and Painting Regulation and applicable HUD requirements.

___ YES ___ NO ___ MAYBE **9**

7.16 Smoke-Free Building

Implement and enforce a no smoking policy in all common, individual living areas, and with a 25-foot perimeter around the exterior of all residential buildings.

HPD Overlay: Clarification

Learn about the benefits of implementing a smoke free building.

- ◆ Owners see reductions in property damage and turnover costs, and the potential for insurance savings by decreasing the likelihood of a fire.
- ◆ Residents enjoy breathing cleaner, healthier air in their homes and in common areas such as hallways, lobbies and stairwells.

Resources to learn about effective strategies are available through the NYC Health Department Smoke-Free Housing Kit:

http://www.nyc.gov/html/doh/html/epi/smoke-free-housing_shtml

_____ SUBTOTAL POINTS

8: OPERATIONS + MAINTENANCE

___ YES ___ NO ___ MAYBE **M**

8.1 Building Maintenance Manual *(All Multifamily Projects)*

Provide a building maintenance manual that addresses maintenance schedules and other specific instructions related to the building's green features.

___ YES ___ NO ___ MAYBE **M**

8.2 Resident Manual

Provide a guide for homeowners and renters that explain the intent, benefits, use, and maintenance of green building features.

___ YES ___ NO ___ MAYBE **M**

8.3 Resident and Property Manager Orientation

Provide a comprehensive walk-through and orientation for residents and property managers using the appropriate building maintenance or resident's manual.

___ YES ___ NO ___ MAYBE **12**

8.4 Project Data Collection and Monitoring System

HPD Required

Collect and monitor project performance data on energy, water, and, if possible, healthy living environments for a minimum of five years.

HPD Overlay: Modification

Effective Nov 15, 2017, projects may choose to collect and track whole-project aggregated utility cost and consumption data, rather than individual unit data, for compliance with this criterion. Projects choosing this new option, with aggregated data, will be considered in compliance with this criterion for the purposes of the HPD Overlay but will not accrue any optional points. Projects choosing to follow the criterion as originally written, submitting individual unit data, will achieve 12 optional points. All other requirements and recommendations remain the same, and whether submitting aggregate or individual unit data, all properties must share access to the performance data with Enterprise annually for a five-year period through an online utility benchmarking platform.

_____ SUBTOTAL POINTS

_____ **TOTAL POINTS**