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California Energy Commission DOCKETED 12-EBP-1
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Memo

To: California Energy Commission Docket
From: Bruce Mast, Director of Business Development, Build It Green
Date: July 12, 2013
Re: Build It Green comments on Draft Action Plan for the Comprehensive Energy Efficiency Program for Existing Buildings (AB 758; docket number 12-EBP-1)

Introduction

Build It Green salutes the California Energy Commission for its development of a comprehensive and thoughtful Draft Action Plan. This Draft Plan incorporates decades of policy development and practical lessons learned to establish a solid basis for developing a comprehensive energy efficiency program for existing buildings, pursuant to AB 758. It also demonstrates Commission responsiveness to input from stakeholders and industry experts in response to the Scoping Report.

There is much to like in this report and our attempt to enumerate all the good points would quickly produce an unwieldy response. Build It Green has also had an opportunity to review draft comments from Efficiency First and the GREEN coalition and we find we are in broad agreement with our industry colleagues. Again in the interest of brevity we refrain from duplicating those comments here.

With those caveats, there are a few highlights worth noting. First, Build It Green finds that the Commission has taken a prudent approach by starting with No Regrets strategies, then emphasizing Voluntary Pathways, and finally reserving consideration of Potential Mandatory Approaches for a more mature energy efficiency market. This phased approach aligns well with our understanding of how innovations get successfully introduced into a market and it mirrors our own direct experience introducing green building practices to the residential new construction industry.

Build It Green is also in agreement with the specific strategies highlighted under each category. We are particularly pleased to see reference to expanded use of energy performance benchmarking approaches (NR 1.2 and NR 1.3), including energy cost per

square foot. We are also pleased to see emphasis on enhanced property valuation as a strategy for expanding the value proposition of energy efficiency for home owners (VP 5.1). As cited in the Draft Plan, this emphasis is consistent with our own experience managing the Green Label Rebate Program on behalf of County of Los Angeles. Build It Green was also privileged to support real estate-related advocacy efforts of the ARRA-funded Retrofit Bay Area partnership and we offer for the Commission's consider a product of that work, *Guidelines for Greening a Multiple Listing Service*, included as an attachment to these comments. These guidelines help MLS organizations add green features, building on foundational work previously completed by the National Association of Realtors. The real estate sector remains a focal point of Build It Green's work and we look forward to working with the Commission to develop voluntary strategies to realize the full energy efficiency potential this sector offers.

In considering how best to address energy efficiency in property valuation, Build It Green urges the Commission to consider how best to apply the full suite of tools at its disposal, including green building labeling systems along with the energy benchmarking and rating tools identified in the Draft Plan. California has a compelling public interest in reducing an entire suite of environmental impacts associated with the built environment, including energy and water consumption, greenhouse gas emissions, public health impacts, stormwater runoff, and solid waste generation. Building strategies to mitigate these impacts also tend to produce direct benefits to occupants and enhance the functional value of buildings. While it would be poor public policy to cross-subsidize the mitigation of those impacts with funds earmarked for energy efficiency purposes, the Commission should nevertheless consider green building labeling and valuation approaches that can be extended to these other public policy priorities as well.

In closing, Build It Green looks forward to the Commission's adoption of an Action Plan that will serve as a blueprint for the Comprehensive Energy Efficiency Program for Existing Buildings for years to come.



Build It GREEN™
Smart Solutions from the Ground Up

Guidelines for Greening a Multiple Listing Service

Prepared by Build It Green

April 16, 2012

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Build It Green's Guidelines to Greening a Multiple Listing Service

This guidebook was developed with the assistance and input of numerous individuals in the California real estate profession, including REALTOR® Association representatives, Multiple Listing Services representatives, REALTORS® and real estate agents, appraisers and lenders.

The guidebook is intended for use in conjunction with the National Association of REALTORS® Green MLS Toolkit and other industry available guidance for greening the MLS. It is for the purpose of identifying green and energy efficient homes and promoting voluntary efforts to recognize the value of these homes.

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Build It Green's Guidelines to Greening a Multiple Listing Service

The Intent of This Guideline

In conjunction with other national organizations, National Association of REALTORS® (NAR) has developed its Green the MLS Tool Kit (NAR Tool Kit; <http://www.greenthemls.org/>) which provides valuable information to assist MLS organizations in successfully developing and implementing a green MLS.

This document, *Guidelines for Greening Multiple Listing Services*, offered by Build It Green, is intended to provide guidance to the local real estate industry by providing; 1) an introduction to the NAR Green MLS Tool Kit and the value of greening the MLS; 2) highlight and comments on particular issues and "Steps" addressed in the NAR Green MLS Tool Kit, 3) a list of practical, recognizable and easy to use green data fields that reflect recognized and best green practices in California, 4) examples from MLS organizations in California and other states.

The NAR Green MLS Tool Kit is comprised of six sections or "Steps" to greening an MLS. This document addresses each Step, highlighting key elements and providing additional comments and/or recommendations specific to California. For ease, each Step has been segmented by "*NAR Green MLS Tool Kit Summary*" and "*Build It Green Comments and Recommendations*".

Introduction

In this era of increasing energy costs and shrinking budgets, building efficiency has become a priority for many home buyers seeking to reduce energy use and save money, and local governments seeking to create jobs. Systematic availability of information about how buildings have been designed, built, upgraded, and/or operated to a credible green standard would be a powerful tool to aid buyers, appraisers, and underwriters in recognizing buildings that meet these standards. One potentially powerful tool to help home buyers obtain green efficient homes is the Multiple Listing Service (MLS).

In the residential market, Multiple Listing Service databases are the primary data resource to inform real estate transactions. The San Francisco Association of Realtors Multiple Listing Service in 2009 became the first MLS in the Bay Area to add green label data fields to their listings. Similar efforts in [Portland](#), [Seattle](#), and [Atlanta](#) have each been helpful in documenting increased property value for green labeled homes. (See links in each city name.) To provide guidance on this issue, the National Association of REALTORS® (NAR) has created a web-based [Green the MLS Tool Kit](#), which says:

"Consumers and agents frequently ask about how much green improvements increase property values. Unfortunately, there is no way to find out because such features have not been added as searchable fields in most MLSs today. However, studies from the Pacific Northwest and data from the Atlanta MLS show that certified green homes have a clear market advantage over conventional homes. An MLS that gathers information with more accuracy becomes more valuable to the appraisers. As the green home comparable data improves, the appraiser can begin to support the value placed on other green home features such as water efficiency, materials and resources, and indoor environmental quality. As a result, they will be able to more accurately assess and place proper value on green homes."

As part of [Energy Upgrade California](#), a federal stimulus program¹ to promote energy improvements for homes, a local Bay Area Real Estate Advisory Group has been formed, in part to support local MLS organizations in this important initiative. The advisory group and the Bay Area Energy Upgrade Team would like to support California Real Estate professionals interested in "greening the MLS," including:

- Help define green MLS fields specific to trends and programs in California
- Provide education specific to California's needs

¹ American Recovery and Reinvestment Act (ARRA)

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- Provide marketing collateral
- Provide resources to track MLS green listings for further evaluation and research

Wide Benefits

The NAR Green MLS Tool Kit cites the following benefits of greening the MLS:

- "Homeowners can get credit for green features they've added. And consumers seeking green features or certifications can find such properties.
- Appraisers gain a well of data to tap for apples-to-apples comparisons and to better value green features and generate legitimate comparables.
- Green data can be aggregated to show market trends, such as time on the market, and sale-to-list price ratios for green homes versus conventionally built ones.
- Green real estate agents can use their green expertise for branding and marketing, and to establish themselves as the local go-to green agent.
- Builders can identify and deliver green features that are in demand, and they can get credit for green strategies they've implemented."

The long-term result could be a dynamic tool that not only caters to consumer and industry demands, but also something that contributes to heightening the energy efficiency of the aging, inefficient U.S. housing stock.

Overview of NAR Green MLS Tool Kit

The NAR Tool Kit has been developed over a period of several years and is a valuable and comprehensive resource of best practices in developing and implementing a Green MLS. NAR organized subject matter experts with a team of individuals that either have had direct experience with MLS systems management and/or with implementing a green MLS system. It is currently being updated with "lessons learned." Some participating organizations include the Appraisal Institute, US Green Building Council, EcoBroker® International, and the National Association of Home Builders.

The NAR Tool Kit Table of Contents illustrates the extent of information contained in the document and on the website. Additional resources and research documents linked on the website augment and expand upon concepts and guidance.

Step 1 - Cross Industry Goals & Team

- Assembling the Team
- Goals & Objectives
- Resources

Step 2 - Design for Data Integrity

- Risks
- Legal Issues
- Best Practice: MLS Board Policy - Document Attachment Requirements for Green MLS Fields
- Searchability and Statistics
- Resources

Step 3 - Design for Ongoing Quality

- Continuous Improvement Plan
- Changing Environment
- Deployment and Testing
- Maintenance
- Resources

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Step 4 - Create the Green MLS Platform

- Features
- Green Features
- Building Certification
- Resources
 - Sample Field Design
 - Generic green attributes
 - Specific green features
 - Specific green features: intermingling example 1
 - Specific green features: intermingling example 2
 - Other fields
 - RESO Gets a Little Greener
 - Green Building Glossary
 - Case Studies

Step 5 - Educate, Communicate

- Education and Communication
- Promotion
- Resources
 - Case Studies

Step 6 - Track & Publish Market Trends

- Results and Review
- What Stats Should Be Tracked?
- Resources
 - Case Study

Step 1 - Cross Industry Goals & Team

NAR Green MLS Tool Kit Summary:

The NAR Green MLS Tool Kit recognizes the various stakeholder user scenarios and benefits to a good Green MLS. It therefore stresses the criticalness of including those players in its development to reflect the variety of interests. Please review and study the NAR Green MLS Tool Kit for further information on how to build a team and establish goals for your MLS.

Build It Green Comments and Recommendations:

Input for this document includes the perspective of industry professionals from the appraisal, real estate, green building and MLS industry.

Step 2 - Design for Data Integrity

NAR Green MLS Tool Kit Summary:

Step 2 of the NAR Green MLS Tool Kit addresses key issues to establish credible criteria and accurate inputs to capture short-term and long-term benefits. The section addresses risk, legal issues and strategies for design with an end result of useable statistical data on green homes and fields. There are several different steps and policies that can be implemented to mitigate such risk. Some MLS organizations, for example, require agents to upload certification documentation within four days of placing a listing. If they do not, the listing is deactivated. This practice of uploading supporting documentation not only aids in risk mitigation, it results in accurate documentation of green home market performance; ultimately establishing recognizable value through appraisal assessments.

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Build It Green Comments and Recommendations:

This document has not been reviewed by a legal team at this time. However, through state and national discussions, recommendations for the deployment of "green fields" consider liability and disclosure issues confronting the real estate professional. Each MLS and its representative Association should address legal issues as necessary.

Step 3 - Design for Ongoing Quality

NAR Green MLS Tool Kit Summary:

The primary focus of this Step in the NAR Green MLS Tool Kit is the importance of the Green MLS design to address the needs of its users, particularly the real estate agent and the appraiser. Important points are; ease of use and continual improvement and updates to reflect green building technology changes. Recommendations and suggestions about deployment and maintenance are also included.

Build It Green Comments and Recommendations:

In addition to periodic review of green fields to address industry changes, the MLS organization may opt for a progressive approach to greening the platform. Step 4 below provides a list of recommended green data sets for a California MLS. However, a progression of implementation of green fields into an MLS may be a helpful strategy, keeping in mind a long term goal of providing credible comparables for determining fair market value for green homes. The compositions listed below reflect a continuum of structure with increasing capacity to establish the credibility and consistency so critical to gaining fair market value for green homes. Strategies include:

1. Green Data Sets – Incorporate verifiable and credible green certifications and features into the MLS. See Section 4 and Appendix A "Green Data Fields" of this document for recommended green data fields.
2. Supporting Documentation – As a secondary step, a requirement for supporting documentation of certifications increases accuracy and credibility for the real estate professional and their clients as well as appraisers using the information.
3. Data Integrations – Integrate data sets from regional, state and national programs that implement and produce documentation (e.g. GreenPoint Rated certificates, California Home Energy Rating, etc.). Building this capacity for this integration may take time, but will ultimately provide a high level of ease and accuracy.

Step 4 - Create the Green MLS Platform

NAR Green MLS Tool Kit Summary:

The quotes below highlight some important issues addressed in NAR Green MLS Tool Kit. A full review of this section is highly recommended.

"In its best form, good Green MLS design reflects a set of fields that will be easily used and hard to mis-use by either traditional agents or appraisers (i.e., the agents/appraisers that do not have additional green training). The best design includes a combination of carefully selected fields and an MLS policy that requires that document attachments be included (either online or manually) to back up the data entered in the fields. This approach prevents green-washing and allows the buyer and seller to define both what is green and the value of those green features."

"Keeping a clear separation of features that "may be green" from a direct expression of "being green" tends to offer flexibility of expression and gives a clear avenue to mitigate risk for agents and brokers."

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"It is not advisable, for instance, to automatically move existing features into a "green" field or other representation of being green. As an example, a listing agent may have identified dual pane windows as a feature of a house, never intending to claim that those windows were green or efficient. But if dual pane windows suddenly are placed in a green field because of an MLS change, it potentially changes the meaning of features in existing listings. Moreover, it could create a false statement of "green" or "efficient" that the listing agent or broker was not intending at the time of input. Thus, two separate categories of features should be developed."

Build It Green Comments and Recommendations:

Below is a list of recommended green data fields for a Green MLS in California. Green data fields were recently added to the NAR Green MLS Tool Kit webpages and may be referenced as well. As discussed in previous Steps, verification and documentation of green fields is a critical component to accuracy.

Green data fields generally fall into four categories;

- **Green Building and Energy Performance Certificates and Labels (3rd party verified)**
 - *Description:* The category of Building Certificates includes consumer labels and reports related to energy efficiency and green homes. These consumer labels and reports generally represent a more comprehensive and holistic approach look at the home from the perspective of environmental impact and reflect the home's energy and green performance on a continuum or scale of "sustainability or greenness". They are independently verified by a third-party professional and/or include a quality assurance program by the providing entity. A detailed description of each label is provided in Appendix C "Glossary of Building Certificates".
 - *Implementation into MLS Platform:* Backed by professional verification and documentation, inclusion of searchable fields into the MLS is recommended. Providing these professionally delivered certificates as searchable fields provides an ideal foundation for both marketing green homes and capturing researchable data in the quest to gain fair market value for these homes. Requiring document upload within a certain time period of claiming this field can serve in generating confidence and accuracy.
- **Green and Energy Reports**
 - *Description:* This category includes reports from home performance contractors that are not third party verified (and may or may not be subject to quality assurance by a managing entity). The category could also designate if there is a seller or builder statement / addendum of green features that may or may or may not be 3rd party verified.
 - *Implementation into MLS Platform:* Due to potentially high adoption and/or use, it is recommended that these identifications be implemented as searchable fields in an MLS platform. Home performance reports are becoming increasingly recognized as home energy upgrades gain momentum and home performance contractors meet nationally recognized credentials. MLS organizations in Colorado and Michigan have included a Seller Green Addendum as a mechanism to collect specific data about the green features in the home while reducing the risk to the real estate professional in identifying those features. See Appendix B – Best Practice Examples for Green MLS for additional information.
- **Generic Green Features**
 - *Description:* Generic Green Features are individual building features and practices that provide generically defined green building attributes in layman's terms. Examples are "Energy Efficient Construction" or "Water Conserving Landscape". A list of generic fields can be helpful in identifying homes that have not earned a label but contain green features. However, the fields may not be sufficient detailed to be helpful attributing value.

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- Implementation into MLS Platform: The use of this category has not gained wide spread adoption in green MLS platforms, but can be a useful category for identifying homes that do not have a 3rd party verified label. They may also be helpful for a green MLS platform that does not contain Specific Green Features in its platform. An example of this category can be found in Appendix B - Best Practice Examples for Green MLS, under CRMLS in California.
- **Specific Green Features**
 - Description: Green Features are individual building features and practices that provide more specific information about the attributes of home apparently contributing to its “sustainability or greenness”. Listing green features can be helpful in better defining the characteristics of the home and can augment information available through a green home label, both for the appraiser and a potential buyer. While associated with environmental impact on a continuum of scale, by themselves, they are not necessarily an indication of the energy efficiency or “greenness” of the home. Using the example above of dual pane windows; these windows may provide more comfort for the occupant than a single pane window but on the continuum of “greenness” do not perform as well as a “low e” window. Moreover, the evaluation of the home’s overall efficiency requires a holistic view of the home beyond this single measure.

Attributing value to individual features can be challenging unless those discrete features contribute to the identification of the home in a significant way. Categorically, features that are measureable or show quantitative quality improvements are most likely to be assigned appraised or market value and eventually may lead to demonstrated market demand.

- Implementation into MLS Platform: To address risk of input accuracies and address disclosure and verification concerns, MLS organizations have generally addressed green features in two manners. Examples of these differing methodologies can be found in Appendix B “Best Practice Examples of Green MLS”:
 - 1) Develop a “Seller Green Addendum” that has a list of green features for the seller or builder to identify. Include the “Green Addendum” as a searchable field in the MLS platform. Upload completed Green Addendum to the MLS. This document will also serve to identify homes with green features that do not have a 3rd party certificate or label.
 - 2) Include green features along with other home profile features without qualifying them as “green”. For example, dual pane windows and low e windows would appear as available input fields in describing the characteristics of the home without defining the feature as necessarily “green”. This methodology allows for the real estate professional to characterize the home without assuming qualifications as a green expert.

For greater risk protection, the above described “Seller Green Addendum” could be used to collect green features information from the Seller or builder. The information on the “Seller Green Addendum” would be used by the agent to populate the searchable data fields on the home profile and then uploaded to the project file as supportive documentation.

Building Certifications (3rd party verification with supporting documentation)

The list below includes the Green and Energy Efficient home labels, certificates, scores and reports most recognized in California. The list is not exhaustive, thus it is recommended to include an additional field to apply to other labels that may be significant for a specific consumer base. For educational purposes, the list is separated into Energy Labels (addressing the energy component of the home only) and Green Labels (generally addressing the environmental impact areas of energy, indoor air quality, resources, water and community design).

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The NAR Green MLS Tool Kit recommends that the listed Building Certificate be accompanied with: (1) Certifying Body, (2) Year of Certification, and (3) Rating Score. Document backup is strongly recommended. Please refer to the NAR Green MLS Tool Kit for additional information.

Look to Appendix C "Glossary of Building Certificates" for additional information about the certifications and the associated verifying body as well of other building certificates not referenced here.

Green and Energy Labels and Certificates (3rd party verification with supporting documentation)

- LEED for Homes (LEED-H)
- GreenPoint Rated New Home
- GreenPoint Rated Existing Home
- National Green Building Standard (NAHB)
- California Home Energy Rating Certificate (HERS Whole House)
- Department of Energy Home Energy Score (HES)
- EnergyStar Whole House Certificate
- Other _____

Green and Energy Reports (may or may not be 3rd party verified)

This category is not included in the NAR Green MLS Tool Kit at this time. As mentioned above, the home energy upgrade coupled with a home performance report is gaining traction throughout California and the nation. The Seller Green Addendum is a mechanism found in a few MLS companies around the nation to put the onus of identifying the green features onto the seller.

Green and Energy Reports / Assessments / Disclosures (may or may not include 3rd party verification)

- HERS or BPI Home Energy Audit / Assessment Report
- Seller Green Addendum

Generic Green Features

The list of generic green features is taken directly from the NAR Green MLS Tool Kit. The following features are designed to speak to the laymen who may be less knowledgeable about the specific features described in our regular feature fields. Any use of these fields should accompany documentation or information when questioned by a potential buyer.

Energy Efficient:

- Construction
- Insulation
- Windows
- Doors
- Roofing
- Exposure/Shade
- Appliances
- HVAC
- Thermostat/Controllers
- Water Heater
- Electrical/Lighting
- Incentives & Offers

Energy Generation:

- Solar
- Wind
- Geothermal

Sustainability (Constructed with) :

- Recycled Materials
- Renewable Materials
- Recyclable Materials
- Biodegradable Materials
- Conserving Materials

Water Conservation:

- Landscaping
- Flow Control
- Reclamation

WalkScore:

<http://www.WalkScore.com>

Specific Green Features

The list of green features and upgrades below is provided with the intention to abide by the NAR recommendations for green fields that are “easily used and hard to mis-use”. As emphasized in the NAR Green MLS Tool Kit, back up documentation provides an additional level of accuracy and credibility. The list includes common and recognizable features in 1) homes that have received some level of energy efficient or green upgrade and 2) new homes built to higher energy and green performance standards.

As mentioned above, individual MLS organizations and their associated members may decide to include features as; 1) a Seller or Builder “Green Addendum or Disclosure” or 2) integrated as inputs into the list of features in the home. See Appendix B “Best Practice Examples for Green MLS” for each methodology. Local associations and industry professions can assist in making a decision about the right approach for your MLS.

Heating/Ventilation and Air Conditioning (HVAC)

- High Efficiency Furnace (equal to or greater than 90%)
- High Efficiency Air Conditioner (SEER 13 or better)
- Duct Sealing
- Properly Sized HVAC Equipment
- Programmable Thermostat
- Radiant Floor Heating
- Whole House Fan (High Velocity Attic Fan)
- Kitchen Exhaust Vented to Outside
- Bath Exhaust with Timer or Humidistat

Water Heating

- High Efficiency Water Heater (Energy Factor of 0.62 or greater)
- Tankless Water Heater

Exterior Design and Construction

- Dual Pane Windows
- Low E Windows
- Attic Insulation (R-30 or greater)
- Wall Insulation (R-13 or greater)
- Under floor Insulation (R-19 or greater)
- Air Sealing
- Recycled Content Insulation
- “Cool Roof”and/or Radiant Barrier

Solar Power

- Solar Electric (PV)
- Solar Water Heater
- Solar Heated Pool

Energy Efficient Appliances and Lighting

- Energy Star Refrigerator
- Energy Star Dishwasher
- Energy Star Clothes Washer
- High Efficiency Lighting (CFL, LED)
- Advanced Lighting Controls (sensors, timers, etc)

Lot / Landscaping / Parking / Pool

- Electric Car Hookup
- Weather Based Irrigation Controller
- Drip Irrigation System
- Drought Resistant Landscaping
- Rain Water Collection
- Greywater System

Interior Finishes

- Environmentally Preferable Flooring
- Low Emitting Flooring
- Low VOC Paint (less than 50 gr/ltr)
- Zero VOC Paint (less than 5gr/ltr)
- Low Formaldehyde Cabinets

Interior Water Conservation

- Low Flow Toilets (1.6 gal/flush)
- High Efficiency Toilet (1.28 gal/flush or Dual Flush)
- Low Flow Shower Heads (1.8 gal/min or less)
- Low Flow Kitchen Faucets (2.0 gal/min or less)
- Low Flow Bath Faucets (1.5 gal/min or less)
- Insulated Exposed Hot Water Pipes

Other

- Utility Bills Available
- Walk Score:_____ www.walkscore.com
- Transit Score:_____ www.walkscore.com/transit-score.php

Step 5 - Education and Communication

NAR Green MLS Tool Kit Summary:

Educating market actors is essential to the success of green data transparency initiatives; participants must thoroughly understand the data to be collected, how to handle such information, and how to communicate about it with appraisers, underwriters, real estate professionals, architects, engineers, contractors, owners, and others.

Step 5 of the NAR Green MLS Tool Kit states:

“Educating members is critical to the success of a green initiative for your MLS. For other changes to the MLS data structure, you may have relied on internal training and communications processes exclusively. When greening your MLS there is assistance available for educating your members, and local and national green educators can be a great resource.

“Education typically is an ongoing process and is important to the success of a green MLS. Consider providing newsletter updates, e-mail messages, or other types of communications to members as changes occur with technology and certifications. Also, place a green emphasis in your support and training materials so that existing and new members can easily stay current.”

Build It Green Comments and Recommendations:

There are National and Local training opportunities for the real estate professional to obtain education about green building and about green and energy home upgrades. Green data fields are left unused in some Green MLS platforms because of the lack of user education and knowledge. Education is an ongoing process and should be encouraged at the most basic level to the most comprehensive level. Basic knowledge can enable the real estate professional to input green fields and understand proper back up documentation procedures. Real estate professionals with more comprehensive knowledge about home upgrades (especially California specific upgrade programs) become the “Source of the Source” for their clients, assisting them in finding financial and professional resources and in the decision making that can lead to saving money and living more comfortably in their home.

Below is a list of some green home training specific to the real estate professional.

National Green Home Trainings and Educational Forums

- NAR Green Designation
- EcoBroker Green Designation
- Appraisal Institute Valuation of Sustainable Building Professional Development Program

California Specific Trainings for Energy and Green Upgrades

1. Certified Green Real Estate Professional – Build It Green, <http://www.builditgreen.org/training/>
 - Qualifies for Level 100 of NAR Green Designation credential

Step 6 - Track and Publish Market Trends

NAR Green MLS Tool Kit Summary:

The NAR Green MLS Tool Kit not only provides Steps to Greening a MLS, it also houses many research studies on the value of green homes from regions with green MLS statistics. For instance, a study in Atlanta during 2009, showed certified green homes sold 3.6 percent closer to list price and was on the market 31 days less than conventional new construction (108 vs. 139 days). Visit the website for other research studies

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Build It Green Comments and Recommendations:

Establishing market value through accurate data collection by a Green MLS is key to the advancement of energy efficient and green homes in California and across the nation. Creating and verifying demand for these homes is critical to meeting climate action goals and creating a more sustainable future for our nation. A comprehensive and track-able green data set offers a platform to research, publish and distribute quantifiable data about the value of green homes and thus is a vehicle for creating a change in public perspective and decision making.

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Appendix A - Green Data Fields

The following is a suggested list of fields for a California MLS. While the method of verification of the fields may differ, professional verification and documentation will almost always lead to the highest level of accuracy and credibility. It should be noted that green and energy efficient credentials and labels entail professional verification of individual features that lead to the certificate as well as verification of the individual features.

It is recommended that supporting documentation be required for all identified 3rd party verified labels and certificates.

GREEN AND ENERGY LABELS, CERTIFICATES AND REPORTS		
Green Building Labels and Certificates (3rd party verified with supporting documentation)		
<input type="checkbox"/> LEED for Homes (LEED-H)	Date:	Score:
<input type="checkbox"/> GreenPoint Rated New Home	Date:	Score:
<input type="checkbox"/> GreenPoint Rated Existing Home	Date:	Score:
<input type="checkbox"/> National Green Building Standard (NAHB)	Date:	Score:
<input type="checkbox"/> California Home Energy Rating Certificate	Date:	Score:
<input type="checkbox"/> Department of Energy Home Energy Score (HES)	Date:	Score:
<input type="checkbox"/> EnergyStar Whole House Certificate	Date:	Score:
<input type="checkbox"/> Other _____	Date:	Score:
Green and Energy Reports / Disclosures		
<input type="checkbox"/> HERS or BPI Audit / Assessment Report	Date:	
<input type="checkbox"/> Seller Green Addendum / Disclosure	Date:	
GENERIC GREEN AND ENERGY FEATURES		
Energy Efficient:		<input type="checkbox"/> Wind
<input type="checkbox"/> Construction		<input type="checkbox"/> Geothermal
<input type="checkbox"/> Insulation		Sustainability (Constructed with) :
<input type="checkbox"/> Windows		<input type="checkbox"/> Recycled Materials
<input type="checkbox"/> Doors		<input type="checkbox"/> Recycled Materials
<input type="checkbox"/> Roofing		<input type="checkbox"/> Recycled Materials
<input type="checkbox"/> Exposure/Shade		<input type="checkbox"/> Recycled Materials
<input type="checkbox"/> Appliances		<input type="checkbox"/> Conserving Materials
HVAC		Water Conservation:
<input type="checkbox"/> Thermostat/Controllers		<input type="checkbox"/> Landscaping
<input type="checkbox"/> Water Heater		<input type="checkbox"/> Flow Control
<input type="checkbox"/> Electrical/Lighting		<input type="checkbox"/> Reclamation
<input type="checkbox"/> Incentives & Offers		WalkScore:
Energy Generation:		<input type="checkbox"/> http://www.WalkScore.com
<input type="checkbox"/> Solar		

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SPECIFIC GREEN AND ENERGY FEATURES (Add as searchable MLS fields or as a separate uploadable Seller Green Addendum)	
Heating/Ventilation and Air Conditioning (HVAC)	<input type="checkbox"/> Energy Star Clothes Washer
<input type="checkbox"/> High Efficiency Furnace (=>90%)	<input type="checkbox"/> High Efficiency Lighting (CFL, LED)
<input type="checkbox"/> High Efficiency Air Conditioner (SEER 13 or better)	<input type="checkbox"/> Advanced Lighting Controls (sensors, timers, etc.)
<input type="checkbox"/> Duct Sealing	Lot / Landscaping / Parking / Pool
<input type="checkbox"/> Properly Sized HVAC Equipment	<input type="checkbox"/> Electric Car Hookup
<input type="checkbox"/> Programmable Thermostat	<input type="checkbox"/> Weather Based Irrigation Controller
<input type="checkbox"/> Radiant Floor Heating	<input type="checkbox"/> Drip Irrigation System
<input type="checkbox"/> Whole House Fan (High Velocity Attic Fan)	<input type="checkbox"/> Drought Resistant Landscaping
<input type="checkbox"/> Kitchen Exhaust Vented to Outside	<input type="checkbox"/> Rain Water Collection
<input type="checkbox"/> Bath Exhaust with Timer or Humidistat	<input type="checkbox"/> Greywater System
Water Heating	Interior Finishes
<input type="checkbox"/> High Efficiency Water Heater (Energy Factor of 0.62 or greater)	<input type="checkbox"/> Environmentally Preferable Flooring
<input type="checkbox"/> Tankless Water Heater	<input type="checkbox"/> Low Emitting Flooring
Exterior Design and Construction	<input type="checkbox"/> Low VOC Paint (less than 50 gr/ltr)
<input type="checkbox"/> Dual Pane Windows	<input type="checkbox"/> Zero VOC Paint (less than 5gr/ltr)
<input type="checkbox"/> Low E Windows	<input type="checkbox"/> Low Formaldehyde Cabinets
<input type="checkbox"/> Attic Insulation (R-30 or greater)	Interior Water Conservation
<input type="checkbox"/> Wall Insulation (R-13 or greater)	<input type="checkbox"/> Low Flow Toilets (1.6 gal/flush)
<input type="checkbox"/> Under floor Insulation (R-19 or greater)	<input type="checkbox"/> High Efficiency Toilet (1.28 gal/flush or Dual Flush)
<input type="checkbox"/> Air Sealing	<input type="checkbox"/> Low Flow Shower Heads (1.8 gal/min or less)
<input type="checkbox"/> Recycled Content Insulation	<input type="checkbox"/> Low Flow Kitchen Faucets (2.0 gal/min or less)
<input type="checkbox"/> "Cool Roof"and/or Radiant Barrier	<input type="checkbox"/> Low Flow Bath Faucets (1.5 gal/min or less)
Solar Power	<input type="checkbox"/> Insulated Exposed Hot Water Pipes
<input type="checkbox"/> Solar Electric (PV)	Other
<input type="checkbox"/> Solar Water Heater	<input type="checkbox"/> Utility Bills Available
<input type="checkbox"/> Solar Heated Pool	<input type="checkbox"/> Walk Score:_____
Energy Efficient Appliances and Lighting	www.WalkScore.com
<input type="checkbox"/> Energy Star Refrigerator	<input type="checkbox"/> Transit Score:_____
<input type="checkbox"/> Energy Star Dishwasher	www.walkscore.com/transit-score.php

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Appendix B – Best Practice Examples for Green MLS

Included in this Appendix B are three different examples of Green MLS platforms; one from California, one from Colorado and one from Michigan. Build It Green offers these examples to assist an MLS organization and their users in making decisions and finding solutions that are best for their region. Two of these examples plus others may also be found on the NAR Green MLS toolkit website under the “Case Studies / Marketing Trends” section.

<http://greenthemls.org/case-studies-market-trends.cfm>

Colorado

In early 2010 the Colorado Governor's Energy Office (GEO) formed the Residential Retrofit Working Group to reduce the barriers to energy efficient building and energy retrofits for existing residential properties. As a part of the work, real estate and green professionals were convened at a statewide basis to promote appropriate standardization of terminology and data collection formats.

The Greening the MLS platform recommendations include:

1. A short list of searchable fields
 - a. 3rd party certificates
 - b. renewable energy sources
 - c. home profile “Seller Green Addendum”
2. A separate and uploadable “Seller Green Addendum” for use by the builder or Seller to identifying specific green home features.

The recommendations are included in the following pages or can be found from the links below.

<http://usgbccolorado.org/green-buildings/documents/AppraisalCommittee-MLSImprovementRecommendationsLE.pdf>

http://usgbccolorado.org/green-buildings/documents/AppraisalCommittee_energyandgreenfeaturesrecommendedupdates_5_16.pdf

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Michigan - Traverse Area Association of Realtors

The Traverse Area AoR developed a "Green Disclosure Statement" for identification of green and energy certificates as well as green features. The statement incorporates 3rd party certification as well as individual green features. All the data fields that appear on the Green Disclosure Statement are also searchable data fields in the MLS. The agent uses the Green Disclosure Statement to populate the project profile and uploads the Statement to the project file.

The Greening the MLS platform includes:

1. A separate and uploadable "Green Disclosure Statement" for use by the builder or Seller to identifying specific green home features.
2. A searchable field that identifies the home as an "eco-friendly" friendly homes
3. Searchable fields that match the features listed in the "Green Disclosure Statement"

Traverse requires document back up with any claimed 3rd party verified green or energy certificate.

A copy of the "Green Disclosure Statement" is included in the following pages and can be found in its entirety at the link below.

<http://greenthemls.org/pdfs/CaseStudy-TraverseCity.pdf>

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California - CRMLS

CRMLS is one of the largest MLS platforms in California. The platform closely matches the Green MLS Platform section in the NAR Green MSL Tool Kit, both in format and in the listed data fields.

The Greening the MLS platform includes:

2. Searchable Green Certifications
3. Searchable Green Marketing (Generic) Features"
4. Searchable home profile data fields that may be recognized as "green" but are embedded with other home profile features without a "green" identification or highlight.

A copy of the data input fields are included in the following pages or can be found in their entirety at the link below.

http://www.imrmls.com/help/input_forms/form1_res_1121.pdf

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Appendix C – Glossary of Building Certificates

The following list of labels and certificates are ones prominent in California. The list contain programs that address some or all of the primary environmental impact areas noted in residential construction; energy efficiency, indoor air quality, resource conservation, water conservation and community design. Some are designed for use primarily for newly constructed homes only, some address existing homes only and some address both.

The Appendix is organized by the most comprehensive labels (green labels), followed by those that address only some of the environmental impact areas (energy, water, indoor air quality).

Green and Energy Labels and Certificates

1. Leadership in Energy and Environmental Design (LEED)

Addresses: New Homes and Gut Remodels - all environmental categories

Program Summary

LEED has certifications available for residential, commercial and retail construction. LEED for Homes (LEED-H) is a third-party-verified, voluntary rating system that promotes the design and construction of high-performance green homes. LEED for Neighborhood Developments (LEED-ND) integrates the principles of smart growth, urbanism, and green building into the first national system for neighborhood design. LEED points are awarded on a 100-point scale, and credits are weighted to reflect their potential environmental impacts with 10 bonus credits available, four of which address regionally specific environmental issues. A project must satisfy all prerequisites and earn a minimum number of points to be certified.

Program Development

Developed by the U.S. Green Building Council (USGBC), LEED promotes a whole-building approach to sustainability by recognizing performance in key areas including water efficiency, energy and atmosphere, location and linkages, awareness and education and others.

Program Manager

The [Green Building Certification Institute \(GBCI\)](#) assumes administration of LEED certification for projects registered under any LEED rating system.

Verification

The Green Building Certification Institute (GBCI) was established by USGBC to provide a series of exams to allow individuals to become accredited for their knowledge of the LEED rating system as LEED Accredited Professionals (LEED AP) or LEED Green Associates. GBCI also provides third-party certification for projects pursuing LEED. LEED Green Associates and LEED APs (Accredited Professionals) verify that green building practices have been met for certification. LEED certification is an independent, third-party verification process that confirms a development's location and design meets accepted high levels of environmentally responsible, sustainable development.

Resources

GBCI LEED Certification

<http://www.gbci.org/main-nav/building-certification/leed-certification.aspx>

LEED-H

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=147>

LEED-ND

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>

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2. GreenPoint Rated New Homes

Addresses: New Homes and Gut Remodels - all environmental categories

Program Summary

The GreenPoint Rated program is a rating system for residential properties that recognizes innovation in indoor air quality, resource conservation, energy and water conservation and community design. The program exists for new and existing single family and multifamily homes. In order to receive certification, a home must meet minimum point requirements in five categories, score a total of at least 50 points and use a minimum of 15-percent less energy than a conventional home.

The program has seen wide participation in California with 10,000 completed homes by the end of 2011

Program Development

The program uses nationally and regionally recognized standards and is developed by Build It Green in cooperation with California agencies, experts and stakeholders.

Program Manager

Build It Green, a membership supported non-profit organization whose mission is to promote healthy, energy and resource efficient homes in California, certifies GreenPoint Rated homes and trains GreenPoint Raters.

Verification

GreenPoint Raters are professionals trained in green home design who verify that homes pursuing GreenPoint Rated certification meet the minimum requirements for acknowledgement. GreenPoint Rated certified homes are third party verified to meet the unique array of green practices chosen by the builder or owner from the GreenPoint Rated checklist of green building measures for residential homes. GreenPoint Rated homes are environmentally friendly, save resources and money, and can be healthier and more comfortable than conventional homes.

Resources:

The GreenPoint Rated Program

<http://www.builditgreen.org/greenpoint-rated/>

3. GreenPoint Rated Existing Homes

Addresses: Existing Homes - all environmental categories

Program Summary

The GreenPoint Rated program is a rating system for residential properties that recognizes environmental benefit in indoor air quality, resource conservation, energy and water conservation and community design. The program exists for new and existing single family and multifamily homes. Qualification for the label requires points in the environmental categories and an overall point threshold. The Existing Home program contains two tiers; the Elements label, requiring an over 25 points and the Whole House label, requiring an overall 50 points and a minimum energy performance based on the home vintage.

Program Development

The program uses nationally and regionally recognized standards and is developed by Build It Green with diverse stakeholder input, including California agencies and utilities, experts and building industry professionals.

Program Manager

Build It Green is a membership supported non-profit organization whose mission is to promote healthy, energy and resource efficient homes in California. They manage the GreenPoint Rated program and train, certify and quality assure the GreenPoint Raters.

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Verification

GreenPoint Raters are professionals trained in green home design who verify that homes pursuing GreenPoint Rated certification meet the minimum requirements for acknowledgement, based upon fully developed and vetted criteria for each measure. GreenPoint Rater Existing Home may be a third party independent consultant or a professional (contractor or designer) who is on the construction team. The "contractor delivery" pathway is accompanied by an enhanced quality assurance by Build It Green and models national standards of Building Performance Institute.

Resources:

The GreenPoint Rated Program
<http://www.greenpointrated.com>

4. National Home Builders Association and ICC 700 National Green Building Standard™ (NAHB)

Addresses: New Homes - all environmental categories

Program Summary

The ICC 700 National Green Building Standard™ is a residential green building rating system that defines green building for single and multifamily homes and residential remodeling projects. For residential buildings, four threshold levels — Bronze, Silver, Gold, and Emerald — allow builders to quantify and qualify green building at all levels. At the Emerald level, the highest rating for a residential green building, a building must incorporate energy savings of 60-percent or more over the International Residential Code. To comply with the Standard, a builder or remodeler must incorporate a minimum number of features in the following areas: lot and site development; energy, water, and resource efficiency; indoor environmental quality; and home owner education.

Program Development

The program was developed using a full consensus process and receive approval from the American National Standards Institute (ANSI). The Standard defines green building for single and multifamily homes, residential remodeling projects, and site development projects.

Program Manager

The National Association of Home Builders (NAHB) and the International Code Council (ICC) partnered to establish a nationally-recognizable standard definition of green building.

Verification

NAHB Research Center also certifies green verifiers to complete the third party review and to complete the building certification process.

Resources

ICC 700 National Green Building Standard Home
<http://www.nahbgreen.org/NGBS/default.aspx>

5. Home Energy Rating System Certificate (HERS Whole House)

Addresses: Existing Homes and New Homes – Energy Performance

Program Summary

The goal of the Home Energy Rating System (HERS) program is to provide reliable information to differentiate the energy efficiency levels among California homes and to guide investment in cost-effective home energy efficiency measures. Additional amendments adopted in 2010 included the requirements for California Whole-House Energy Ratings ("Phase II") of the HERS regulations to expand the program. HERS II now includes energy efficiency ratings for existing and newly constructed residential buildings that include single family homes and multifamily buildings of three stories or less. The HERS II "California Whole-House Home Energy Rating" is designed to:

- Estimate and compare home energy efficiency
- Identifying energy-saving improvements

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- Calculate a California Home Energy Rating (Score) and Certificate

Program Development

The California Public Resources Code (PRC) Section 25942 directs the Energy Commission to adopt a statewide California Home Energy Rating System (HERS) Program for residential dwellings.

Program Manager

HERS Providers oversee HERS Raters providing 2008 Title 24, Part 6 Field Verification and Diagnostic Testing services. The California Energy Commission approves and oversees HERS Providers. The California Certified Energy Rating & Testing Services ([CalCERTS](#)) is currently the only approved HERS Providers. Two other providers, the California Building Performance Contractors Association ([CBPCA](#)), and the California Home Energy Efficiency Rating System ([CHEERS](#)) are expected to be approved for service.

Verification

The California Energy Commission developed a process for certifying HERS II Raters who perform third-party inspections and diagnostic testing of existing homes and deliver a California Home Energy Rating Score and Certificate. The Rater performs an audit that evaluates the performance of the energy-related components of the home (e.g., insulation, windows, heating/cooling system, ducts, water heating, and appliances). The Rater conducts a comprehensive analysis of the home's energy use using data collected from the audit in state-approved software applications.

Resources

HERS Program Description

<http://www.energy.ca.gov/HERS/index.html>

6. Department of Energy - Home Energy Score (HES)

Addresses: New Homes – Energy Performance

Program Summary

The Department of Energy (DOE) has developed a voluntary National Energy Rating Program for Homes with the focus on existing homes. The Home Energy Score allows a homeowner to compare her or his home's energy consumption to that of other homes, similar to a vehicle's mile-per-gallon rating. A home energy assessor will collect energy information during a brief home walk-through and then score that home on a scale of 1 to 10. A 10 would represent a home with excellent energy performance whereas a 1 would represent a home that needs extensive energy improvements or energy upgrades. The home energy assessor will provide the homeowner with a list of recommended energy improvements and the associated cost savings estimates as well as the Home Energy Score label.

The Department of Energy (DOE) is in the process of developing a voluntary National Energy Rating Program for Homes with the focus on existing homes. The purpose is to develop a credible method for evaluating a home's performance and make recommendations on how to improve the performance of a home. This information will allow consumers to compare homes and will provide lenders with information on how to finance energy improvements.

Program Development

In fall 2009, the Vice President and White House Council on Environmental Quality called on the U.S. Department of Energy (DOE) to create a system by which a homeowner could easily and affordably find out how their home's energy performance compares with other homes in the same area. In response, after a year of consumer and expert research and development, DOE is pleased to launch the Home Energy Score.

Program Manager

The Home Energy Score is administered by the U.S. Department of Energy

Verification

In order to use the Home Energy Scoring Tool and generate a Home Energy Score, a qualified assessor must meet the following requirements:

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- Be certified by the Building Performance Institute (BPI) or by a Residential Energy Services Network (RESNET) Provider, and
- Complete and receive a passing grade on DOE's Home Energy Scoring Tool online training module and test.

Resources

<http://www1.eere.energy.gov/buildings/homeenergyscore/>

7. **ENERGY STAR® Whole House Certificate**

Addresses: New Homes – Energy Performance

Program Summary

The ENERGY STAR® program aims to help homeowners save money and protect the environment through energy efficient products and practices. To earn the ENERGY STAR® certification a home must meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15-percent more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30-percent more efficient than standard homes. In California, the homes are 15-percent more energy efficient than homes built to the California Title 24 Energy Code.

Program Development

The Environmental Protection Agency developed the ENERGY STAR® by drafting specifications for products, considering stakeholder comments, and conducting EPA presentations and data analyses on home energy use.

Program Manager

The ENERGY STAR® program is a joint program between the U.S. Environmental Protection Agency and the U.S. Department of Energy.

Verification

To ensure that a home meets ENERGY STAR® guidelines, third-party verification by a certified Home Energy Rater (or equivalent) is required. Trained Raters work closely with builders throughout the construction process to help determine the needed energy saving equipment and construction techniques for the home and conduct required on-site diagnostic testing and inspections to document that the home is eligible to earn the ENERGY STAR® label.

Resources

How New Homes Earn EnergyStar®

http://www.energystar.gov/index.cfm?c=new_homes.nh_verification_process

Green and Energy Reports / Disclosures

1. **Whole House Energy Report**

Addresses: All Homes – Energy Performance

Program Summary

The Whole House Energy Report is a report based on a comprehensive “whole house” review, including a field inspection and diagnostic testing of the home, completed by a trained and certified Building Performance Contractor. The insulation values of the home are assessed (windows, insulation, exterior sheathing, roofing, etc) as well as the tightness of the envelope. The HVAC equipment and air delivery system is inspected and tested for efficiency and tightness.

A Whole House report is associated with two programs in California:

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- Energy Upgrade California – a utility rebate program offering rebates to homeowners to upgrade their home. See <https://energyupgradeca.org>
- California's Home Energy Rating System Certificate – See Section #5 above

Program Development

The Energy Upgrade California utility rebate program was developed by the state's major utilities (PG+E, So Cal Edison, So Cal Gas, San Diego Gas and Electric), although some municipal utilities have similar programs. Some local governments also have rebates for green and energy upgrades.

The program uses professionally trained Building Performance Contractors, meeting national standards of the Building Performance Institute (BPI). Data collected from the home is entered into a software program that calculates the home's performance. Rebates are based upon a percent improvement in the home. The BPI standard also includes a test for combustion safety of the home.

BPI standards have developed over time as building science knowledge has advanced. Standards for energy audits and assessments are very well established and quite consistent throughout the country. The software programs designed to calculate the home performance are also well developed, but do vary regionally.

Program Manager

The major utilities are responsible for implementation and quality assurance for the Energy Upgrade California program. The Building Performance Institute ([BPI](#)) is a nationally based non-profit organization. They approve BPI Affiliates who provide training, testing credentials and quality assurance to BPI contractors.

Verification

Quality assurance programs are instituted and conducted by the program managers.

Resources

Energy Upgrade California (EUC) - www.energyupgradeca.org
The Building Performance Institute ([BPI](#))

2. Seller Green Addendum / Disclosure

Addresses: All Homes

Program Summary

Some MLS organizations have opted to develop a "Seller Green Addendum" for use by the builder or Seller to identifying specific green home features. The addendum lists the green fields in the MLS platform and is filed out and signed by the homeowner or builder. The agent can then input into the green fields using the identified fields. The Addendum can also be uploaded to the project file. This option provides a level of risk mitigation to the agent in identifying green fields.

Program Manager

The individual MLS organization sets the parameters for the Addendum.

Verification

Risk of verification is assumed by the Seller

Other "Whole House" Labels

1. **LEED Neighborhood Development** - <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>
2. **Enterprise Green Communities** - <http://www.greencommunitiesonline.org/>
3. **Passive House** - <http://www.passivehouse.us/passiveHouse/PHIUSHome.html>
4. **Living Building Challenge** - <https://ilbi.org/lbc>

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5. WaterSense

Addresses: New Homes – Water Conservation

Program Summary

The WaterSense certification is available for single-family new homes that are built to use 20-percent less water than conventional new homes. In order to earn the label, homes must feature WaterSense labeled plumbing fixtures, efficient hot water delivery systems, and landscaped areas designed with water savings in mind. Clothes washers and dishwashers must be ENERGY STAR® qualified models, and irrigation systems must be designed or installed and audited by WaterSense irrigation partners. WaterSense labeled homes should save homeowners at least 10,000 gallons of water per year, enough to fill a backyard swimming pool and also realize energy efficiency from heating less water. Combined, these savings help homeowners reduce their utility bills by at least \$100 to \$200 per year.

Program Development

WaterSense spent more than three years working with hundreds of builders, utilities, trade associations, manufacturers, landscape and irrigation professionals, and certification providers to develop efficiency and performance criteria for water efficient new homes. The Environmental Protection Agency (EPA) drafted two versions of the specification for public comment, developed a certification system, and conducted dozens of meetings with key stakeholders before it finalized the specification.

Program Manager

WaterSense is an EPA-sponsored program that partnered with irrigation professionals and other irrigation certification programs to promote water efficient landscape irrigation practices.

Verification

WaterSense irrigation partners are certified auditors that perform irrigation services in the city, county, or metropolitan area where the home is being built.

Resources

WaterSense Pilot Program

http://www.epa.gov/WaterSense/spaces/home_pilot.html

6. Indoor airPLUS for New Homes

Addresses: New Homes – Indoor Air Quality

Program Summary

The Indoor airPLUS certification helps builders meet the growing consumer preference for homes with improved indoor air quality. The program is available for new homes built with energy efficiency and improved indoor air quality in mind. In order to receive the Indoor airPLUS label, a builder must first design a home to earn the ENERGY STAR® certification for new homes. The builder then adds up to 30 home design and construction features to help protect qualified homes from moisture and mold, pests, combustion gases, and other airborne pollutants. Construction specifications include the careful selection of and installation of moisture control systems including heating, ventilating, and air-conditioning (HVAC) systems, combustion-venting systems, radon resistant construction, and low-emitting building materials.

Program Development

Together, Indoor airPLUS, builders, home energy raters and providers, and public and private organizations worked together to promote indoor air quality in new homes as an easy and desirable option for homebuyers to help protect their health and the environment.

Program Manager

The EPA created the Indoor airPLUS program to help builders meet the growing consumer preference for homes with improved indoor air quality.

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Verification

Before the home can officially earn the Indoor airPLUS label, it is inspected by an independent third-party to ensure compliance with EPA's rigorous guidelines and specifications.

Resources

Indoor airPLUS Program Information

<http://www.epa.gov/indoorairplus/>

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About Build It Green

Build It Green is a membership supported non-profit organization whose mission is to promote healthy, energy- and resource-efficient homes in California.

Established in 2003, we offer a comprehensive package of support to the residential building sector through professional training, ongoing professional guilds and councils, green product marketing and reasonable policy initiatives. Its consumer brand for green homes, GreenPoint Rated, is known for its credible yet accessible standards and has reached a milestone of 10,000 homes completed in California.

Build It Green fosters stakeholder alliances to develop strategies, incubate and implement programs that help to establish California as a role model to other states and the nation for developing pragmatic solutions to environmental challenges. We strive to design our programs to have wide-reaching market-based impacts that can positively impact many Californians.

To foster collaboration and accelerate the adoption of green building practices, Build It Green provides a network of councils to bring together stakeholders from key building industries. The councils facilitate learning, encourage advocacy, grow leadership skills, and leverage the capacity of individuals and organizations en masse to work toward mutually beneficial goals. The councils also multiply the impacts of our other programs. For more information, visit our website at www.BuildItGreen.org.

