

Green Building Standard Under Development

Sensing a strong and fast-growing demand for “green” home building, the National Association of Home Builders (NAHB), the International Code Council (ICC) and the NAHB Research Center are developing an ANSI standard for green home-building construction practices. The process is following an accelerated schedule. The consensus committee was appointed in April and a draft of the standard is



The Manufactured Housing Research Alliance (MHRA), the research arm of the manufactured housing industry, provides content for *Technologies*.

- *Technologies* highlights the research of MHRA and examines other research and development activities throughout the industry.
- For more in-depth information about research in the factory-built housing industry, or to find resources mentioned in *Technologies*, visit the MHRA Web site.



2109 Broadway, Suite 200
New York, NY 10023
(212) 496-0900
www.mhrahome.org

slated for mid-summer. Public review and final ANSI approval is expected to be completed by the end of 2007. The result will be a voluntary green home-building standard that can be adopted by local green home-building programs or local building departments as a conformance guide.

The goal of the standard is to provide a common benchmark for recognizing and rewarding green residential design, development and construction practices in a manner that is transparent, verifiable and meaningful to builders, product manufacturers and consumers.

ICC/NAHB appointed seven task groups targeted with specific sections of the working draft. The National Modular Housing Council (NMHC) is a member of the 42-member voting committee, as well as the task group charged with drafting the “Scope and Administration” and the “Definitions

and Point System” portions of the proposed standard.

NAHB’s earlier green building guidelines served as a point of departure for the current standards work. These guidelines were not the product of a consensus process and so lacked the credibility to become more widely adopted.

The current draft of the standard lists seven areas in which a building has to demonstrate green attributes:

1. Lot Design, Preparation and Development
2. Resource Efficiency
3. Energy Efficiency
4. Water Efficiency
5. Indoor Environmental Quality
6. Operation, Maintenance and Building Owner Education
7. Global Impact

Additional credits towards one of three levels of green certification may be awarded for taking innovative approaches or using new technologies for any of the above categories.

The consensus committee intends for the green standard to apply to single- and multi-family residential construction, including high-rise residential and possibly even mixed-use projects. Factory-built and site-built construction would fall under the same set of rules.

According to NMHC, NAHB claims that green building is the only housing market segment where demand is exceeding supply and is defying the general housing industry slump. "It's a niche market, but a large and growing niche that relatively few builders are prepared to serve," says Kelly.

Factors such as efficient materials use, the ability to construct tighter homes and ducts, better control of the building process, and the ability to rapidly introduce new technologies plays into the inherent advantages of factory-built housing. However, with only one voting member representing the factory-building industry among the 42 committee members, factory builders would be well-advised to pay attention to the fast-track standards development process and consider submitting comments during the public review period.

A copy of the draft standard can be downloaded from the NAHB Web site at <http://www.nahbrc.org/technical/standards/greenbuilding.aspx>. The standard's first ballot draft is scheduled to be released in July 2007 with a goal of ANSI accreditation in February 2008. The public comment period is scheduled to begin July 20, 2007. If you have

questions, contact Thayer Long at 703-558-0678 or tlong@modularcouncil.org.

Look for an in-depth article on green building and implications and opportunities for factory builders in an upcoming issue of *Modern Homes*. ■



Updated Guide: ENERGY STAR® for HUD-Code Home Manufacturers

MHRA has released the updated 4th edition of the *ENERGY STAR® Qualified Manufactured Homes* guide for home manufacturers. The changes include an increase in minimum efficiency requirements for heat pumps and air conditioners to reflect the new National Appliance Energy Conservation Act (NAECA) equipment efficiency requirements. Download the guidebook by visiting the MHRA Web site at www.mhrahome.org.



Rebates for ENERGY STAR Manufactured Homes

To help build support for Energy Star, MHRA will now provide a rebate to retailers selling new Energy Star manufactured homes into Southern California and Clark County, Nevada.

For homes sold after June 15, 2007, retailers are eligible for a:

- \$400 rebate for an Energy Star home equipped with a gas furnace (only available for homes sold into Southern California Edison's service area)
- \$750 rebate for an Energy Star home with an electric furnace and equipped with a heat pump (only available for homes sold into either Southern California Edison's or Nevada Power Company's service areas)

To help retailers sell Energy Star homes, MHRA will provide sales and marketing materials, including a sales DVD, posters, brochures, window decals, site signage and other promotional materials, to participating retailers at no cost. For more information, contact Gwynne Koch at 212-496-0900 ext. 12 or gkoch@research-alliance.org.