# ICC-700 National Green Building Standard

Using the **NGBS** to meet sustainability goals

## What is the National Green Building Standard® (NGBS)?

The ***ICC 700 National Green Building Standard®*** (NGBS) is an American National Standards Institute (ANSI)-approved, consensus committee developed residential building standard. The NGBS outlines a variety of green design and construction practices that can be incorporated into single-family, multifamily, and mixed-use buildings for both new construction and remodeling. The NGBS promotes high-performance in six key areas: Lot Design & Development, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Operation & Maintenance.

To keep up with evolving technology and environmental goals, and to continue to drive innovation, the recently released 2025 NGBS includes updates and even more flexibility for building and certifying high-performance homes. The ICC-700-2025 NGBS also provides state and local governments with a range of options for incentivizing, facilitating, and benefitting from the promotion of voluntary sustainable and high-performance buildings and building practices.

## What Is NGBS Certification?

The NGBS Green Certification program was launched in 2009 by Home Innovation Research Labs to recognize and certify buildings that meet higher levels of performance. A building can be certified as Certified, Bronze, Silver, Gold, or Emerald. Each level requires a qualified, independent third-party to inspect the project and verify that planned features were installed and installed correctly, ensuring credible and documented outcomes.

## Homeowner Benefits

NGBS Green Certified buildings are designed to:

- Be healthier and more comfortable to live in because they provide fresh air, limit moisture problems, use toxin free or low-emitting construction materials and filter out indoor air pollutants.
- Be less expensive to operate, as they incorporate energy and water-saving technologies and aim to be 20% - 30% more efficient than conventional homes.
- Be more resilient to bad weather and natural disasters through the use of durable materials and installation of risk-specific features tailored to their geographic location.
- Have less impact on the environment through proper siting, waste management, tree protection, and use of renewable materials.

## Community Benefits

### SPUR NEW CONSTRUCTION

Financial advantages tied to NGBS Green can help offset the upfront costs of high-performance buildings for long-term community gain. Regionally approved property tax exemptions, low-income housing tax credits, and Fannie Mae and Freddie Mac financing and mortgage incentives can help to make new projects economically viable and help to grow a community and its tax base.

### LOWER UTILITY RATES

The water saving and energy efficiency features in NGBS homes will reduce community-wide usage, which can lower utility costs over time and lead to lower utility and energy bills for consumers.

### EASE BUILDING DEPARTMENT STRAIN

Allowing the NGBS to be used as an alternative compliance option for energy codes can reduce building department workloads and streamline permitting and inspection processes and timelines without compromising energy performance. Maryland, Utah, and Chicago allow NGBS Green to be used in place of the 2021 International Energy Conservation Code (IECC), for example.



Homes By Dickerson; 2020 NGBS Green Certification- Bronze Level

### HELP MEET SUSTAINABILITY GOALS

Utilizing the building practices from the NGBS can help prepare communities for the future by promoting greater energy and resource efficiency and reducing impacts. Recognition and reliance on the NGBS can also demonstrate a community's commitment to environmental stewardship.

### REDUCE RISKS AND POTENTIAL DAMAGE

Following the NGBS's resiliency measures can influence insurance premiums, deductibles, and long-term property insurability and help to provide a buffer from unpredictable market prices. Preparing for disasters also increases survivability and provides peace of mind to citizens and local leaders.

## State and Local Examples

Because of its inherent credibility as an ANSI-approved standard, the NGBS is recognized as a benchmark for certain green-related financial incentives. Some jurisdictions also provide expedited permitting and other process-based incentives for those projects seeking certification to the NGBS.

- Baltimore County, MD., provides property tax credits for commercial and multifamily residential buildings achieving NGBS Silver or higher.
- New York state legislation authorizes local governments and school districts to grant real property tax exemptions for new residential construction or renovations that exceed $10,000 and achieve NGBS Green certification.
- Several jurisdictions in and around Miami recognize NGBS Green as satisfying local sustainable building mandates.
- Nearly 30 state Housing Finance Agencies recognize NGBS Green in their Qualified Allocation Plans (QAPs), which identify the types of projects and levels of financing available for Low-Income Housing Tax Credit projects.

**Take the next step:**

1. Download the standard at **nahb.org/ngbs.**
2. Identify your community's housing-related sustainability and resiliency goals.
3. Meet with your local home builder's association to discuss goals and options for achieving them using the NGBS.
4. Find out more about Green Certification at ngbs.com.

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Armada Hoffler Construction-Chronicle Mill; Adaptive reuse multifamily mixed-use community 2020 NGBS Green Certification – Silver Level