

Multifamily Rental – IHFA Green Building Standards

A licensed architect's preliminary certification indicates the items below will be incorporated into all units in the project. The certification must accompany the application to receive points.

To receive IHFA Green Building Components Points, a minimum of ten component items below must be included in the Green Building Standards.

An "As Built" Certification by a licensed architect that lists the incorporated standards or items will also be required.

- LEED for Homes
- NW Energy Start
- ICC 700 National Green Building Standard
- Enterprise Green Communities
- Indoor Air Plus
- Passive House US (PHIUS) or Passive House Institute (PHI)

OR

Minimum of 10 Individual Green Building Components:

- Ceiling fans in living room and bedrooms in all residential units.
- Formaldehyde-free cabinet.
- Occupancy sensor lighting in interior community areas.
- 100% of the total lighting to be high efficiency bulbs/lamps (CFL, LED).
- Continuous Ventilation (high efficiency bathroom fans with timer or humidistat).
- Green Label certified carpet/pad/adhesive.
- Electric or Gas tankless water heaters.
- Xeriscape landscaping and high efficiency irrigation.
- Metal or long-lasting roofing (30-year warranty – minimum).
- High Efficiency HVAC equipment (must exceed minimum building code requirements).
- Water saving shower heads, toilets, faucets:
 - o Bathroom faucets: ≤ 1.0 gpm
 - o Kitchen faucets: ≤ 1.5 gpm
 - o Toilets: ≤ 1.3 gpf or dual-flush toilets
 - o Showerheads: ≤ 1.75 gpm
- U-0.30 or lower rated windows (total assembly).
- Rigid foam insulation under exterior siding, which provides a 20% increase over minimum building code requirement.
- R-Value Insulation in attic.
- Structural Insulated Panel ("SIP") roof construction with 50 R-Value
- Structural Insulated Panel ("SIP") wall construction with minimum 25 R-Value
- Home Energy Rating System ("HERS") Score which is 100 or less for rehabilitation developments, or 70 or less for new construction developments.