New Part 508 would establish a Green Residential Building Program. Under Section 508.1, the Part applies to the construction and substantial renovation of residential buildings with less than twelve dwelling units incorporating design and building techniques intended to: (i) promote smart growth and smart site planning; (ii) reduce greenhouse gas emissions; (iii) achieve energy efficiency and reduce energy consumption; (iv) facilitate the incorporation of environmentally responsible products; (v) promote the efficient use of natural resources; (vi) promote the conservation of materials and resources; (vii) reduce waste; and (viii) create a healthy indoor living environment.

The purpose of this Part is to promote the construction and renovation of "green" or "sustainable" residential buildings by providing incentives.

Section 508.2 prescribes definitions for the various technical requirements included in the building standards. In addition, substantial renovations is defined to mean significant improvements or restorations to, or substantial replacement of, materials, systems, or components of, a residential building, which shall include installation or replacement necessary to effect aligned, continuous, and complete air and thermal barriers and must include installation or replacement, of two of the three following building systems: electrical; heating, ventilation, and air conditioning; and plumbing.

Section 508.3 prescribes the eligibility requirements. An Owner is eligible for a Program incentive, upon submission of a complete Application for a structure meeting the green residential building standards and is either a new residential building that has completed construction or an existing residential building that has completed substantial renovation and has received a Certificate of Occupancy or Certificate of Completion, or other comparable documentation, on or after January 1, 2010, but before October 31, 2013.

Section 508.4 prescribes the Green Residential Building Standards. For purposes of the Program, green residential building standards shall mean the use of design and building techniques sufficient: (a) (1) to receive a second level or higher LEED certification using the LEED for Homes Rating System, or using the LEED for

New Construction Rating System; or (2) to receive a second level or higher level certification using the NGBS; and (b) (1) to achieve at least 500 kilowatt hour (kWh) annual electrical savings per dwelling unit, by installing equipment, lighting and household appliances meeting or exceeding the minimum efficiency standards set forth in the regulations and which exceed applicable minimum efficiency standards prescribed in 10 Code of Federal Regulations (CFR) Part 430, for CFLs and other lighting fixtures and lamps in high usage areas, including primary living spaces, finished basements, walk-in closets, and outdoor areas, but excluding non-walk-in closets and unfinished basements; any dishwashers; refrigerators, refrigerator-freezers, and freezers; furnace(s) and heat pumps, and central air conditioners.

Section 508.5 prescribes additional requirements for residential buildings of not more than 3 stories, containing 4 or fewer dwelling units: energy efficiency specifications and performance specifications. Such residential buildings must achieve either an Expanded Home Energy Rating System Score of 86 or higher or a HERS Index of 70 or lower, using a rating software tool that has been approved by the Authority. Minimum efficiency requirements are also prescribed for ceiling fans, light kits, central air conditioners, domestic water heaters, heat pumps, furnaces, and ventilation fans.

Performance specifications are also prescribed with respect to the building envelope, duct leakage, and automatically controlled mechanical ventilation systems,

Section 508.6 prescribes the Program Incentives, subject to the availability of funds:

Program Incentive by Number of Dwelling Units		
Number of Dwelling Units	Program Incentive Award/ Qualified Occupied Sq. Ft.	Maximum Program Incentive Award
1	$3.75/sq. ft.	$5,125
2	$3.75/sq. ft.	$6,125
3	$3.75/sq. ft.	$7,125
4	$3.75/sq. ft.	$8,125
5	$3.75/sq. ft.	$8,875
6	$3.75/sq. ft.	$9,625

7	$3.75/sq. ft.	$10,375
8	$3.75/sq. ft.	$11,125
9	$3.75/sq. ft.	$11,875
10	$3.75/sq. ft.	$12,625
11	$3.75/sq. ft.	$13,375

No Owner may receive more than one hundred twenty thousand dollars in Program incentive payments during any calendar year.

Section 508.7 prescribes the inspection and compliance procedures. Inspections are required with respect to combustion boilers and furnaces, that at least 500 kilowatt hour (kWh) annual electrical savings per dwelling unit are achieved or that only equipment, lighting, and household appliances meeting or exceeding the minimum efficiency standards required by Section 508.4 are installed; that for a Technician determines if all minimum LEED or NGBS measures required to be installed prior to installation of drywall or interior wall surfaces or prior to re-enclosure on insulated building cavities have been installed; if air sealing measures are complete, if insulation is aligned properly within the air barrier, and if the air barrier and thermal envelope are continuous; if insulation is installed in the building envelope and uniformly fills each cavity without gaps, voids, or compressions, has a continuous air barrier in contact with its surface, and is in substantial contact with either the interior or exterior sheathing material; and determine the number of LEED or NGBS points attributable to foundation and framing materials; insulation; windows; doors; heating, ventilating, and air conditioning system; plumbing system; and site planning and preparation construction techniques used, including clearing, grading, soils management, and erosion and sedimentation control; and to efficient use of natural resources, conservation of materials and resources, waste reduction, installation of environmentally responsible products, including, but not limited to, interior finish materials and trim, including paints and coatings; cabinets, casework, and carpets; yearly heating, ventilation, and air conditioning and hot water heating equipment efficiency; household appliances and lighting efficiency; and plumbing fixture efficiency.

For a newly constructed residential building of 3 or fewer stories containing 4 or fewer dwelling units (not including a manufactured home or modular home), after construction of the building envelope is complete and after installation of all heating, ventilating and, if applicable, central air conditioners and associated pipes and ducts, a Technician must inspect such residential building to determine if the energy efficiency specifications and performance specifications prescribed by Section 508.5 have been met.

For all newly constructed residential buildings, a Technician must determine if air sealing measures are complete, the insulation is aligned properly with the air barrier; the air barrier and thermal envelope are continuous; determine if insulation is installed in the building envelope and uniformly fills each cavity without gaps, voids, or compressions, has a continuous air barrier in contact with its surface, and is in substantial contact with either the interior or exterior sheathing material; and determine if factory-installed measures qualify for LEED or NGBS points, including measures prescribed by Section 508.5. At the site of permanent installation of the various types of residential buildings, a Technician must determine if minimum LEED or NGBS requirements and the minimum site development activities with respect to the foundation and field-completed framing materials; heating, ventilating, and air conditioning system; plumbing system; and site preparation construction techniques used, including clearing, grading, soils management, and erosion and sedimentation control have been met; and, for components and seams not inspected at the manufacturing factory, determine if air sealing measures are complete, the insulation is aligned properly with the air barrier, and thermal envelope are continuous; and excluding measures inspected at the manufacturing factory, determine if any additional energy efficiency and performance specifications prescribed by Section 508.5 have been met.

For a substantially renovated residential building, a Technician must, after any removal or replacement of electrical, plumbing, or heating, ventilation, and air-conditioning systems, and after any removal of interior wall surfaces but prior to re-enclosure of insulated building cavities determine if all minimum LEED or NGBS measures required to be installed prior to re-enclosure of insulated building cavities have been met; determine if

air sealing measures are complete, the insulation is aligned properly with the air barrier; and the air barrier and thermal envelope are continuous; determine if insulation, if installed in the building envelope, uniformly fills each cavity without gaps, voids, or compressions, has a continuous air barrier in contact with its surface, and is in substantial contact with either the interior or exterior sheathing material; determine if the energy efficiency specifications and performance specifications prescribed by Section 508.5 have been met, if applicable; and determine the number of LEED or NGBS points attributable to, including but not limited to, the following: repair or replacement of foundation and framing materials; windows; doors; and electrical, heating, ventilating, and air conditioning system; or plumbing systems. After re-enclosure of insulated building cavities, and any installation or replacement of flooring, household appliances, heating, ventilation, and air conditioning equipment, plumbing, and electrical wiring, determine if all minimum LEED or NGBS requirements have been met, and the number of LEED or NGBS points attributable to efficient use of natural resources, conservation of materials and resources, waste reduction, installation of environmentally responsible products, including, but not limited to, interior finish materials and trim, including paints and coatings; cabinets, casework, and carpets; and yearly heating, ventilation, and air conditioning and hot water heating equipment efficiency; household appliances and lighting efficiency; and plumbing and irrigation fixture efficiency.

Section 508.8 prescribes builder and Technician training and qualifications. A Technician is an individual who has at least 12 hours of design or installation training by an accredited education institution or a professional builders association or affiliate, or other comparable and Authority approved training course, in one or more of the following: site planning and development for building green; heating systems, cooling systems, creating healthful indoor air quality environments; building envelopes, building materials; water use reduction techniques, green construction techniques, multi-family green construction techniques, multi-family energy analysis, building energy analysis, energy modeling and building performance testing; has professional experience with respect to the construction or substantial renovation of a residential building meeting these

green residential building standards within the last 3 years and has participated, or agrees to participate, in at least 15 hours of training every 2 years since completion of such construction or substantial renovation; has one year management and supervisory builder experience in green residential building construction; or has 5 years of field experience in green or sustainable residential construction, or in a combination of both.

A builder must have 15 hours of green building training by an accredited education institution or a professional builders association or affiliate, or other comparable and Authority-approved training course, which shall include a review of the National Green Building Standard or LEED Rating Systems and one or more of the following: site planning and development for building green, principles of energy, water and resource efficiency; indoor air and environmental quality; building performance and building performance testing; or is the builder of record for constructing residential buildings that have met the green residential building standards meeting this Part for at least 2 years or is the builder of record for constructing a minimum of two residential buildings meeting the requirements of this Part; and has agreed to participate, and participates, in at least 8 additional hours of green building or energy efficiency training by an accredited education institution or a professional builders association or affiliate, or other Authority-approved comparable organization for every 2 years of Program participation.

Section 508.9 prescribes the process for submitting an application in order to receive a Program incentive and requires documentation showing compliance with the regulations.

Section 508.10 lists exceptions to specific requirements contained in this Part that may be obtained from the Authority on a limited and case-by-case basis, if compliance would be inconsistent with public health or safety; would not be in compliance with Federal, State, or local law, rule or regulation, administrative or judicial order, or other such requirement; or, with respect to an historic building eligible for or listed on the State or National Register of Historic Places, would be incompatible or significantly inconsistent with the historic, aesthetic, cultural, or archeological character of the building.

Section 508.11 prescribes the Authority's reporting process on the Program and includes furnishing annual written reports to the Governor, the Temporary President of the Senate, and the Speaker of the Assembly concerning specified activities under this Part.

Section 508.12 lists the regulation's referenced materials and where they may be obtained.