



How To: Review and Approve a Green Building Certification

Summary

The review and approval of a deal's Green Building Certification is delegated to Fannie Mae Lenders.

The current list of eligible Certifications can be found in [Form 4250](#). Fannie Mae periodically reviews the eligible Green Building Certifications and may add or remove certifications.

For each eligible Certification, this Job Aid contains:

- an image of the standard Certification format;
- a list of eligible levels, variations, and/or scoring paths, if the certification has more than one; and
- additional steps needed to verify that the certification is acceptable, if any.

How to review and approve a Green Building Certification

1. Follow steps in "[How To: Register, Quote, Close, Deliver a Green Mortgage Loan](#)" to set up flags correctly in DUS Gateway.
2. Match the awarding organization and certification for your deal to one listed in this document.
3. Ensure the certification was awarded within five (5) years from the date of loan origination.
4. Request approval from Fannie Mae if you cannot match the certifications.

Contents

1. Build it Green	2
2. Enterprise Community Partners	3
3. Green Building Initiative	4
4. Home Innovation Research Labs	5
5. International Living Future Institute	6
6. Passive House Institute (PHI).....	7
7. Passive House Institute US (PHIUS).....	8
8. Southface	9
9. U.S. Department of Energy	10
10. U.S. Environmental Protection Agency	11
11. U.S. Green Building Council	15
12. Viridiant	17



1. Build it Green

Certifications:

- GreenPoint Rated New Home Multifamily
- GreenPoint Rated Whole Building Existing Multifamily

Issued by: Build it Green

Validation: GreenPoint Rated certifications come on a standardized form. The certificate will indicate New Home or Existing Building and the certification level, as shown below. Ensure that the certification level is one that is listed above as Accepted.



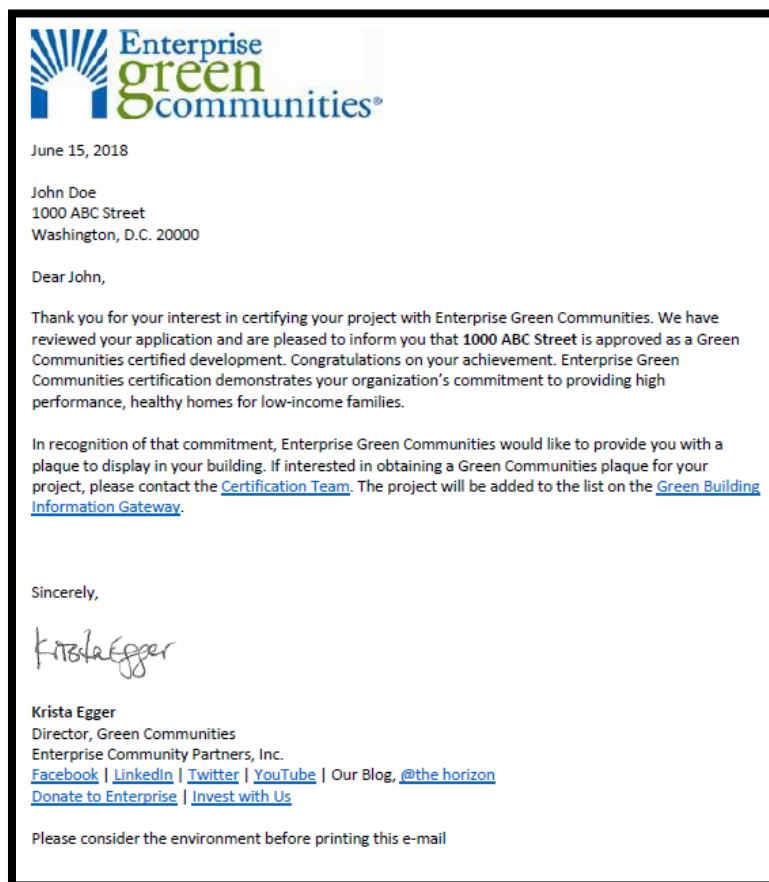


2. Enterprise Community Partners

Certification: Enterprise Green Communities Criteria

Issued by: Enterprise Community Partners

Validation: Enterprise Green Communities issues a letter via hard copy and email, as shown. No additional evidence is required.





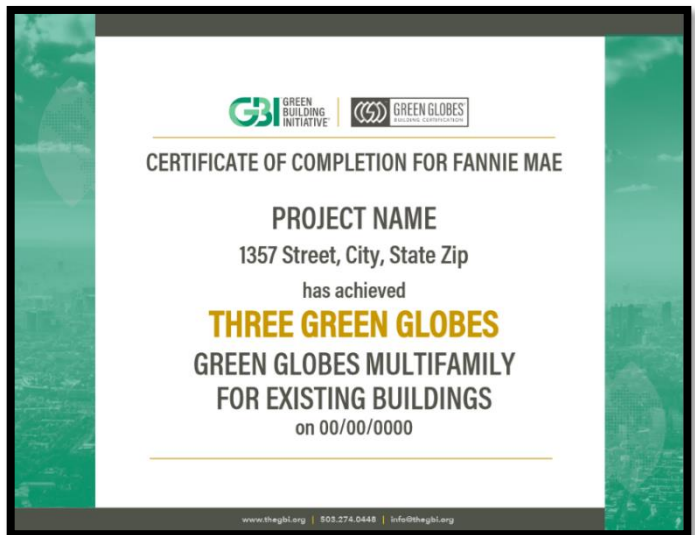
3. Green Building Initiative

Certifications:

- Green Globes Multifamily for Existing Buildings
- Green Globes Multifamily for New Construction
- Green Globes Multifamily Performance Plus for Existing Buildings
- Green Globes Multifamily Performance Plus for New Construction

Issued by: Green Building Initiative

Validation: Green Globes certifications come on a standardized form that does not include the Property address, so Green Building Initiative supplies a second document containing the address for verification, shown here.





4. Home Innovation Research Labs

Certifications:

- National Green Building Standard (NGBS) Green Home Remodeling Project Certification
- National Green Building Standard (NGBS) Green Multifamily Building Certification

Issued by: Home Innovation Research Labs

Validation: NGBS certifications come on a standardized form. Because NGBS Certificates do not indicate which Scoring Path was used, the Scoring Path used must be verified as an acceptable path in the Excel file at:

http://www.homeinnovation.com/services/certification/green_homes/resources/certification_activity_report.





5. International Living Future Institute

Certifications:

- Zero Carbon Certification
- Zero Energy Certification
- Living Building Challenge

Issued by: International Living Future Institute

Validation: ILFI Zero Energy certifications are issued on a standard form, as shown. No additional evidence is required.





6. Passive House Institute (PHI)

Certifications:

- Certified Passive House
- EnterPHit Certified Retrofit

Issued by: Passive House Institute

Validation: Passive House Institute Passive House Standard certifications are issued on a standard form, as shown. No additional evidence is required.

Certificate
Certified Passive House Premium

Dr. Wolfgang Feist
64283 Darmstadt
Germany

End-of-terrace Passive House
Example Street 99, 99999 Example City, Germany

Certified
Passive House
Passive House Institute
| classic | plus | premium |

Client	Passivhaus Association of Owners Example Street 99 99999 Example City, Germany
Architect	Example Architectural Firm Example Street 99 99999 Example City, Germany
Building Services	Example Mechanical Services Firm Example Street 99 99999 Example City, Germany
Energy Consultant	Example Energy Consultant Example Street 99 99999 Example City, Germany

Passive House buildings offer excellent thermal comfort and very good air quality all year round. Due to their high energy efficiency, energy costs as well as greenhouse gas emissions are extremely low.

The design of the above-mentioned building meets the criteria defined by the Passive House Institute for the 'Passive House Premium' standard:

Building quality	This building	Criteria	Alternative criteria
Heating			
Heating demand [kWh/(m²a)]	13	≤ 15	-
Heating load [W/m²]	10	≤ -	10
Cooling			
Cooling + dehumidification demand [kWh/(m²a)]	-	≤ -	-
Cooling load [W/m²]	-	≤ -	-
Frequency of overheating (> 25 °C) [%]	1	≤ 10	-
Frequency of excessively high humidity [%]	0	≤ 20	-
Airtightness			
Pressurization test result (n ₅₀) [1/h]	0,2	≤ 0,6	-
Non-renewable primary energy (PE)			
PE demand [kWh/(m²a)]	40	≤ -	-
Renewable primary energy (PER)			
PER-demand [kWh/(m²a)]	32	≤ 30	32
Generation (reference to ground area) [kWh/(m²a)]	125	≥ 120	124

The associated certification booklet contains more characteristic values for this building.

Darmstadt, 01. June 2017
Certifier: John Smith, Passive House Institute

www.passivehouse.com

Pilot Certificate
Certified retrofit
EnerPHit Pilot Project
(Climate zone: very hot)

Dr. Wolfgang Feist
64283 Darmstadt
Germany

Star Innovation Center, Katunayake, Sri Lanka

Pilot Project
Passive House Institute

Client	Star Garment Group P.O. Box 1, Ring Road 2, Phase 1, IPZ - Katunayake, Sri Lanka
Architect	Jordan Parnass Digital Architecture 68 Jay St. Suite 501 11201 Brooklyn, USA
Building Services	CDC Consultants 12/9 Maharagama Road 10300 Malsuduwa, Sri Lanka
Energy Consultant	Steven Winter Associates 61 Washington St. Fl 2 0854 Norwalk, USA

Buildings retrofitted to the EnerPHit Standard offer excellent thermal comfort and very good air quality all year round. Due to their high energy efficiency, energy costs as well as greenhouse gas emissions are extremely low. The Passive House Institute in Darmstadt has defined the necessary quality standards for EnerPHit retrofits.

The Star Innovation Center is a milestone in industrial energy efficient retrofitting in a tropical monsoon climate. To honour these ground-breaking achievements, the Passive House Institute is hereby awarding the EnerPHit Pilot Project Certification.

Building quality	This building
Heating	
Heating demand [kWh/(m²a)]	9
Cooling	
Cooling + dehumidification demand [kWh/(m²a)]	193
Cooling load [W/m²]	21
Airtightness	
Pressurization test result (n ₅₀) [1/h]	0,8
Renewable primary energy (PER)	
PER-demand [kWh/(m²a)]	164
Generation (reference to ground area) [kWh/(m²a)]	19

The associated certification booklet contains more characteristic values for this building.

Darmstadt, 19. October 2018
Certifier: Dragos Anautu, Passive House Institute

www.passivehouse.com



7. Passive House Institute US (PHIUS)

Certification: PHIUS+ Certified

Issued by: Passive House Institute US (PHIUS)

Validation: PHIUS + certifications are issued on a standard form. No additional evidence is required.

The Passive House Institute US Awards

The Designation of

PHIUS+ 2018 CERTIFIED PROJECT


No. XXXX


Example Project Name

Example Project Street
Example City, XX XXXXX

PHIUS Association of Owners
PROJECT OWNER
January 1, 2018
DATE
Example CPHC
CPHC®
Example Architect
ARCHITECT
Example Builder
CONSTRUCTION
Example Rater/Verifier
ON-SITE VERIFICATION

• INTERIOR CONDITIONED FLOOR AREA	XX,XXX	ft²
• ANNUAL HEATING DEMAND	X.XX	kBTU/ft²·yr
• ANNUAL COOLING DEMAND	X.XX	kBTU/ft²·yr
• PEAK HEATING LOAD	X.XX	BTU/ft²·hr
• PEAK COOLING LOAD	X.XX	BTU/ft²·hr
• AIR-TIGHTNESS TEST RESULTS	0.0X	CFM50/ft²
• SOURCE ENERGY	X,XXX	kWh/person·yr
• SITE ENERGY USE INDEX (EUI)	XX.X	kBTU/ft²·yr


Executive Director


Passive House Institute US



8. Southface

Certification: EarthCraft

Issued by: Southface

Validation: EarthCraft certifications are issued on a standard form, as shown. No additional evidence is required.

The image shows a template for an EarthCraft Certificate of Building Excellence. The certificate is framed with a black border. At the top, the title "EARTHCRAFT CERTIFICATE OF BUILDING EXCELLENCE" is centered in a bold, sans-serif font. Below the title are four circular icons: a blue flower-like shape labeled "COMFORT", a green leaf labeled "ENVIRONMENT", a red heart with a pulse line labeled "HEALTH", and a yellow sun-like shape labeled "PERFORMANCE". A paragraph of text follows, stating: "This certificate hereby recognizes that the following project has demonstrated its commitment to a higher standard for health, performance, comfort, and environmental responsibility necessary to achieve EarthCraft certification." Below this paragraph are three lines of text with placeholder brackets: "Address: [Street Address]", "Certified on: [EarthCraft Certification Date]", and "HERS Index: [HERS Score]". To the left of the bottom section is a signature of Amelle Godfrey, with her name and title "Amelle Godfrey, EarthCraft Program Manager, Southface" printed below it. The bottom section has a blue background with a green wavy line above it. On the left, it says "Certified by: [EarthCraft Builder]". In the center is the EarthCraft logo, which consists of a stylized sunburst or flower shape, followed by the word "earthcraft" in a lowercase, sans-serif font, and "A Program of Southface" in a smaller font below it. On the right, it says "Verified by: [EarthCraft Technical Advisor]" and "[EarthCraft Technical Advisor Company]". At the very bottom, in small text, it reads: "EarthCraft House is a partnership between Southface and the Greater Atlanta Homebuilders' Association. 241 Pine St NE, Atlanta, Georgia 30308 | 404.604.3636 | www.earthcraft.org".

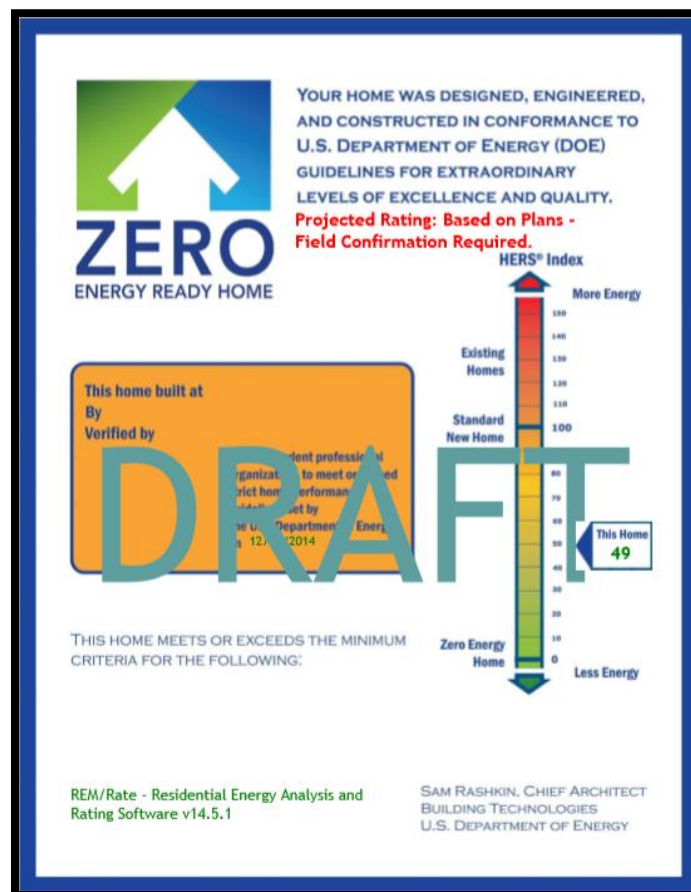


9. U.S. Department of Energy

Certification: Zero Energy Ready Home

Issued by: U.S. Department of Energy

Validation: Zero Energy Ready Home certifications are issued on a standard form, as shown. No additional evidence is required.





10. U.S. Environmental Protection Agency

Certification: ENERGY STAR® Certified Homes

Issued by: U.S. Environmental Protection Agency

Validation: ENERGY STAR® Certified Homes certifications are issued on a standard form, as shown. No additional evidence is required.

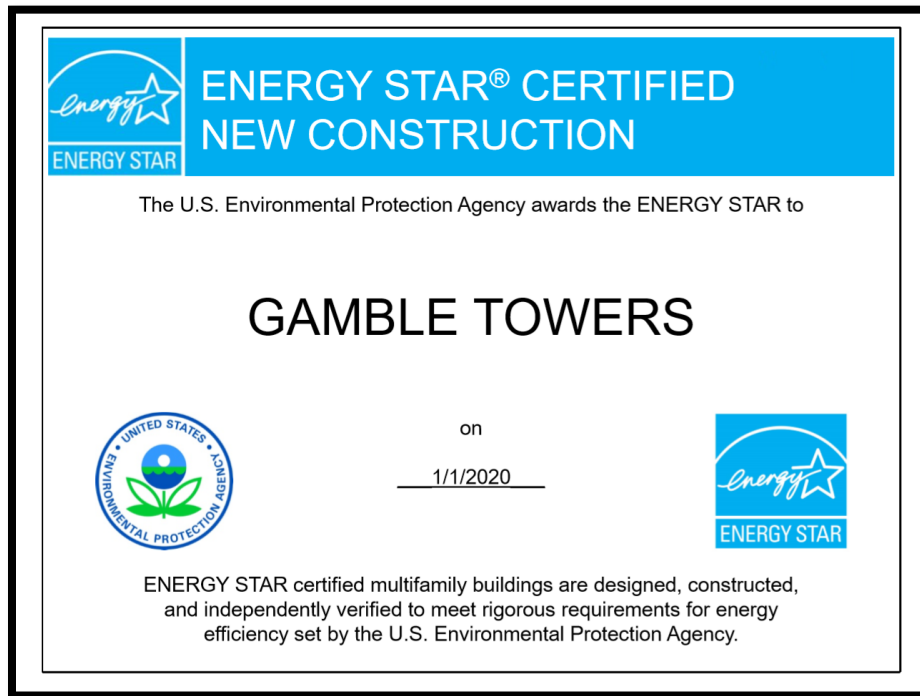
ENERGY STAR® CERTIFIED NEW HOME	
Builder Name: Gamble Builders Permit Date/Number: 4 April 2011 Home Address: 1310 L Street, Washington DC 20005	Rating Company: G Force Testing Rating Identification Number: 2345678 Rating Date: 6 July 2011 Version: 3.0
Standard Features of an ENERGY STAR Certified New Home Your ENERGY STAR certified new home has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:	
Thermal Enclosure System A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation and high-performing windows to deliver improved comfort and lower utility bills. Air Infiltration Test: 4 ACH50 Primary Insulation Levels: Ceiling: R38 Floor: R-30 Wall: R19 Slab: R-4 Primary Window Efficiency: U-Value: 0.80 SHGC: 0.27	Water Management System A comprehensive water management system to protect roofs, walls, and foundations. Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home. Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering into the home. Management of moisture levels in building materials during construction.
Heating, Cooling, and Ventilation System A high-efficiency heating, cooling system, and ventilation system that is designed and installed for optimal performance. Total Duct Leakage: 8 CFM25 per 100 sq. ft. Duct Leakage to Outdoors: 4 CFM25 per 100 sq. ft. Primary Heating (System Type • Fuel Type • Efficiency): Fuel-fired Hydronic Distribution • Natural Gas • 90 AFUE Primary Cooling (System Type • Fuel Type • Efficiency): Ground-source Heat Pump • Electric • 14.6 SEER	Energy Efficient Lighting and Appliances Energy efficient products to help reduce utility bills, while providing high-quality performance. ENERGY STAR Qualified Lighting: 76% ENERGY STAR Qualified Appliances and Fans: Refrigerators: 1 Dishwashers: 1 Ceiling Fans: 4 Exhaust Fans: 3 Primary Water Heater (System Type • Fuel Type • Efficiency): Electric Resistance Heater • Electric • 0.94 EF
HERS® Index 65 This Home	<p>This certificate provides a summary of the major energy efficiency and other construction features that contribute to this home earning the ENERGY STAR label, including its Home Energy Rating System (HERS) score, as determined through independent house load and ventilation performed by a trained professional. The Home Energy Rating System is a nationally-recognized uniform measurement of the energy efficiency of homes.</p> <p>Note that when a home contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home is randomly selected from a set of homes for representative inspection and testing. In such cases, the features listed in each home within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home may differ, but offer equivalent or better performance. This certificate was printed using 100% recycled paper (Version 3.0.0).</p> <p>Learn more at www.energystar.gov/newhomes</p>



Certification: ENERGY STAR® Certified New Construction

Issued by: U.S. Environmental Protection Agency

Validation: ENERGY STAR® Certified New Construction certifications are issued on a standard form, as shown. No additional evidence is required.

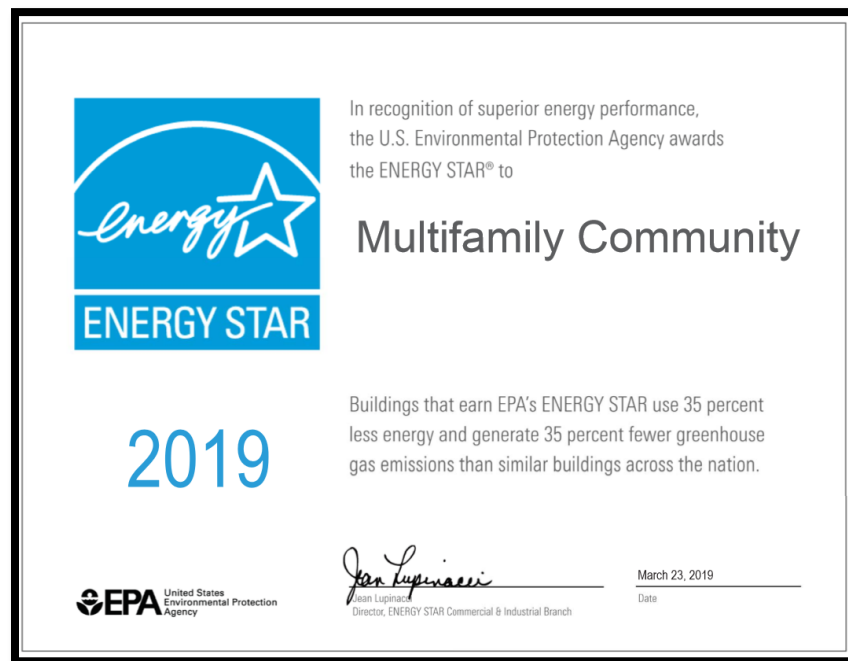




Certification: ENERGY STAR®, Existing Multifamily Building

Issued by: U.S. Environmental Protection Agency

Validation: ENERGY STAR for Existing Multifamily certifications are valid for one year. Verify that the issuance date listed on the certification is within one year prior to the Mortgage Loan Origination Date.







Certification: ENERGY STAR® Multifamily High-Rise

Issued by: U.S. Environmental Protection Agency

Validation: ENERGY STAR for Qualified Multifamily High Rise certifications are issued on a standard form, as shown. No additional evidence is required.

	<p>In recognition of their superior energy design and construction, the units in</p> <p>Building A</p> <p>have earned the U.S. Environmental Protection Agency's ENERGY STAR® on [DATE]</p>
	<p>ENERGY STAR certified units in multifamily high rise buildings are designed and built to standards that deliver energy savings of at least 15 percent when compared to a typical new building.</p>



11. U.S. Green Building Council

Certifications:

- LEED Building Design and Construction
- LEED Building Operations and Maintenance

Issued by: US Green Building Council

Validation: LEED certifications come on a standardized form. Confirm that the certification is for an eligible





Certifications:

- LEED Zero

Issued by: US Green Building Council

Validation: LEED certifications come on a standardized form. Confirm that the certification is for an eligible rating system by checking on the certificate directly above the Level.



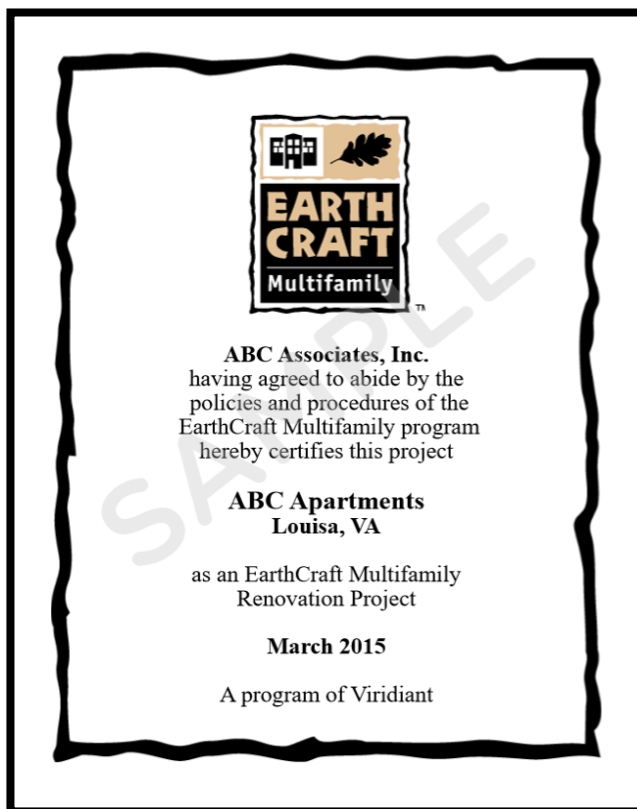


12. Viridian

Certification: EarthCraft

Issued by: Viridian

Validation: EarthCraft certifications are issued on a standard form, as shown. No additional evidence is required.



Project	Certified by
ABC Estates Richmond, Virginia	ABC Builders

EarthCraft Multifamily Certification Level	EarthCraft Multifamily Points
Certified	116

HERS Score	Verified by	Inspected by	Certification Date
75	Viridian	John Smith	May 19, 2019

Workload Category	Points	Workload Category	Points
Site Planning	19	High Performance Building Envelope	13
Construction Waste Management	0	Energy Efficient Systems	35
Resource Efficiency	14	Water Efficiency	3
Materials and Methods Management	8	Education and Operations	8
Indoor Air Quality	14	Innovation	2

EARTHCRAFT IS A PROGRAM OF

Southface Viridian

viridian • 1431 West Main St • Richmond, VA 23220 • 804.225.9843 • viridian.org