



**NGBS Scoring for New Construction**  
**ICC 700-2008 National Green Building Standard™**

This project has not met all the requirements for Bronze, Silver, Gold, or Emerald.

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|                     | Current Status |           | Performance Level Minimums |        |      |         |
|---------------------|----------------|-----------|----------------------------|--------|------|---------|
|                     | Score          | Mandatory | Bronze                     | Silver | Gold | Emerald |
| <b>This Chapter</b> | 0              | N/A       | 39                         | 66     | 93   | 119     |
| <b>This Project</b> | 0              | Not Met   | 222                        | 406    | 558  | 697     |

| Practice #   | Chapter 5: Lot Design, Preparation, and Development   | Points Available | Points Claimed | Required Documentation   | Approved Products | Notes |
|--|---|------------------|----------------|--|-------------------|-------|
| <b>500 - Lot Design, Preparation, and Development</b>  |   |                  |                |  |                   |       |
| 500.0  | <b>INTENT.</b> This section applies to lot development for the eventual construction of residential buildings, multi-unit buildings, or additions thereto that contain dwelling units. The buildings on the lot earn their own performance level by complying with the provisions of Sections 303, 304, or 305.5, as applicable.            |                  |                |  |                   |       |
| <b>501 - Lot Selection</b>   |   |                  |                |  |                   |       |
| 501.1  | <b>Lot.</b> The lot is selected to minimize environmental impact by one or more of the following conditions.<br><b>Claim points for all that apply from (1)-(2) below:</b>  |                  |                |  |                   |       |
| (1)  | An infill lot is selected.  | 4                |                | None.  | --                |       |
| (2)  | A greyfield lot or an EPA-recognized brownfield lot is selected.  | 5                |                | Evidence that the site was a previously developed site with abandoned or underutilized structures, or an EPA map showing site is a recognized brownfield.  | --                |       |
| <b>NOTE:</b> Indicate if the lot is greyfield or EPA-recognized brownfield in the Additional Info box below. |   |                  |                |  |                   |       |
| <b>Additional Info:</b>  |   |                  |                |  |                   |       |
| 501.2  | <b>Mass transportation.</b> A range of mass transportation choices are promoted by one or more of the following conditions:<br><b>Claim points for all that apply from (1)-(3) below:</b>   |                  |                |  |                   |       |
| (1)  | A lot is selected within one-half mile (805 m) of pedestrian access to a mass transit system or within five miles (8046 m) of a mass transit station with provisions for parking.   | 3                |                | Map showing location of transportation relative to the building.   | --                |       |
| (2)  | Walkways, street crossings, and entrances designed to promote pedestrian activity are provided. New Buildings are connected to existing sidewalks and areas of development.   | 3                |                | None.  | --                |       |
| (3)  | A lot is selected within one-half mile (805 m) of <b>six or more</b> community resources (e.g., recreational facilities (such as pools, tennis courts, basketball courts), parks, grocery store, post office, place of worship, community center, daycare center, bank, school, restaurant, medical/dental office, laundromat/dry cleaner). | 3                |                | Map or approved site plan showing location of committed community resources relative to building.  | --                |       |
| <b>NOTE:</b> List the 6 community resources in the Comments box below.                                       |   |                  |                |  |                   |       |
| <b>Additional Info:</b>  |   |                  |                |  |                   |       |
| <b>502 - Project Team, Mission Statement, and Goals</b>  |   |                  |                |  |                   |       |
| 502.1  | <b>Project team, mission statement, and goals.</b> A knowledgeable team is established and team member roles are identified with respect to green lot design, preparation, and development. The project's green goals and objectives are written into a mission statement.  | 4                |                | Project mission statement, goals, and specific team member roles identified.   | --                |       |
| <b>503 - Lot Design</b>  |   |                  |                |  |                   |       |
| 503.0  | <b>INTENT.</b> The lot is designed to avoid detrimental environmental impacts first, minimize any unavoidable impacts, and mitigate for those impacts that do occur. The project is designed to minimize environmental impacts and to protect, restore, and enhance the natural features and environmental quality of the lot.              |                  |                |  |                   |       |
| <b>NOTE:</b> To be awarded points allocated for design, the intent of the design must be implemented.        |   |                  |                |  |                   |       |
| 503.1  | <b>Natural resources.</b> Natural resources are conserved by one or more of the following conditions.<br><b>Claim points for all that apply from (1)-(6) below:</b>   |                  |                |  |                   |       |
| (1)  | A natural resources inventory is completed under the direction of a qualified professional.   | 5                |                | Lot specific information for:<br>Natural resource inventory signed by qualified professional.  | --                |       |
| (2)  | A plan is implemented to conserve the elements identified by the resource inventory as high priority resources.   | 6                |                | Conservation plan.   | --                |       |
| (3)  | Items listed for protection in the resource inventory plan are protected under the direction of a qualified professional.   | 4                |                | Statement from professional that he/she directed plan implementation.  | --                |       |
| (4)  | Basic training in tree or other natural resource protection is provided for the on-site supervisor.   | 4                |                | Evidence of site supervisor training.  | --                |       |
| (5)  | All tree pruning on-site is conducted by a Certified Arborist.  | 2                |                | Invoice or other evidence from Certified Arborist.   | --                |       |
| (6)  | Ongoing maintenance of vegetation during construction is in accordance with TCIA A300.  | 3                |                | Statement from professional that maintenance of vegetation during construction complies.   | --                |       |
| 503.2  | <b>Slope disturbance.</b> Slope disturbance is minimized by one or more of the following conditions.<br><b>Claim points for all that apply from (1)-(5) below:</b><br><b>NOTE:</b> Points awarded only if there are developable steep slopes on the lot.  |                  |                |  |                   |       |
| (1)  | All or a percentage of development on steep slopes is avoided.<br><b>Claim points for only one from (a)-(c) below:</b>  |                  |                |  |                   |       |
| (a)  | <25%  | 2                |                | Lot specific plan with existing and proposed contour lines. Identify areas of slopes in excess of 25% (if any), and areas of slopes that are disturbed. Calculation showing the % area of slopes that are undisturbed. | --                |       |
| (b)  | 25 - 75%  | 3                |                |  |                   |       |
| (c)  | >75%  | 4                |                |  |                   |       |

| Practice #              | Chapter 5: Lot Design, Preparation, and Development   | Points Available | Points Claimed | Required Documentation  | Approved Products            | Notes |
|-------------------------|---|------------------|----------------|---|------------------------------|-------|
| (2)                     | Hydrological/soil stability study for steep slopes is completed and used to guide the design of all buildings on the site.  | 5                |                | Report from qualified professional stating intent of the requirement has been met.                                | --                           |       |
| (3)                     | All or a percentage of roads and parking are aligned with natural topography to reduce cut and fill.<br><b>Claim points for only one from (a)-(c) below:</b>  |                  |                |   |                              |       |
| (a)                     | <25%  | 1                |                |   |                              |       |
| (b)                     | 25 - 75%  | 3                |                | Report from qualified professional stating intent of the requirement has been met.                                | --                           |       |
| (c)                     | >75%  | 5                |                |   |                              |       |
| (4)                     | Long-term erosion effects are reduced through the design and implementation of terracing, retaining walls, landscaping, and restabilization techniques.   | 6                |                | Report from qualified professional stating intent of the requirement has been met.                                | <a href="#">See Products</a> |       |
| (5)                     | Underground parking uses the natural slope for parking entrances.   | 4                |                | None.   | --                           |       |
| 503.3                   | <b>Soil disturbance and erosion.</b> Soil disturbance and erosion are minimized by one or more of the following conditions.<br><b>Claim points for all that apply from (1)-(3) below:</b><br><b>NOTE: Points must be taken in 503.3 to claim points in 504.1. (Also see Section 504.3.)</b>   |                  |                |   |                              |       |
| (1)                     | Construction activities are scheduled to minimize length of time that soils are exposed.  | 5                |                | Construction schedule.  | --                           |       |
| (2)                     | Utilities are installed using one or more alternative means:<br>(a) tunneling instead of trenching<br>(b) use of smaller (low ground pressure) equipment or geomats to spread the weight of construction equipment<br>(c) shared utility trenches or easements<br>(d) placement of utilities under paved surfaces instead of yards<br><b>NOTE: List alternative means of installing utilities in the Additional Info box below.</b> | 5                |                | Plans & scopes of work showing alternative means used.  | --                           |       |
| (3)                     | Limits of clearing and grading are demarcated on the plan.  | 5                |                | Plans showing grading & clearing limits.  | --                           |       |
| <b>Additional Info:</b> |   |                  |                |   |                              |       |
| 503.4                   | <b>Storm water management.</b> Storm water is managed using one or more of the following low impact   |                  |                |   |                              |       |
| (1)                     | Natural water and drainage features are preserved and used.   | 6                |                | Photos or other document showing water & natural drainage prior to development.                                   | --                           |       |
| (2)                     | A storm water management plan is developed and implemented that minimizes concentrated flows and simulates flows found in natural hydrology (e.g., vegetative swales, french drains, wetlands, drywells, and rain gardens).   | 6                |                | Storm water management plan.  | --                           |       |
| (3)                     | All or a percentage of impervious surfaces are minimized and permeable materials are used for driveways, parking areas, walkways, and patios.<br><b>Claim points for only one from (a)-(c) below:</b>   |                  |                |   |                              |       |
| (a)                     | <25%  | 1                |                |   |                              |       |
| (b)                     | 25 - 75%  | 3                |                | Calculation showing % of hardscape surface covered with permeable materials.                                      | <a href="#">See Products</a> |       |
| (c)                     | >75%  | 5                |                |   |                              |       |
| (4)                     | A minimum of 75% of the roof is vegetated (green roof).   | 3                |                | None.   | --                           |       |
| 503.5                   | <b>Landscape plan.</b> A landscape plan is developed to limit water and energy use while preserving or enhancing the natural environment.<br><b>Claim points for all that apply from (1)-(8) below:</b>   |                  |                |   |                              |       |
| (1)                     | A plan is formulated to restore or enhance natural vegetation that is cleared during construction. Landscaping is phased to coincide with achievement of final grades to ensure denuded areas are quickly vegetated.<br><b>NOTE: Points must be taken for 503.5(1) to claim points in 801.7.4(3)</b>  | 5                |                | Lot specific information:<br>Photos or other evidence of natural vegetation prior to development. Landscape plan. | --                           |       |
| (2)                     | Turf grass species, other vegetation, and trees are selected that are native or regionally appropriate for local growing conditions.  | 4                |                | List of regionally appropriate plants. Landscape contractor statement or labels on plants.                        | --                           |       |
| (3)                     | A percentage of all turf areas are limited.<br><b>Claim points for only one from (a)-(d) below:</b>   |                  |                |   |                              |       |
| (a)                     | 0%  | 4                |                |   |                              |       |
| (b)                     | >0 - <25%   | 3                |                | Calculation showing % of lot (minus building footprint & hardscape) that is turf.                                 | --                           |       |
| (c)                     | 25 - <50%   | 2                |                |   |                              |       |
| (d)                     | 50 - 75%  | 1                |                |   |                              |       |
| (4)                     | Plants with similar watering needs are grouped (hydrozoning).   | 5                |                | Landscape plan by qualified landscape professional showing watering needs.  | --                           |       |
| (5)                     | Species and locations for tree planting are identified that will provide summer shading of streets, parking areas, and buildings to moderate temperatures.  | 5                |                | Landscape plan by qualified landscape professional.   | <a href="#">See Products</a> |       |
| (6)                     | Vegetative wind breaks or channels are designed as appropriate for local conditions.  | 4                |                | Landscape plan by qualified landscape professional.   | --                           |       |
| (7)                     | On-site tree trimmings or stump grinding of regionally appropriate trees are used to provide protective mulch during construction, and cleared trees are recycled as sawn lumber or pulp wood.  | 3                |                | PO or invoice for contractor providing onsite recycling.  | --                           |       |
| (8)                     | An integrated pest management plan is developed to minimize chemical use in pesticides and fertilizers.   | 4                |                | Pest management plan.   | --                           |       |

| Practice #                        | Chapter 5: Lot Design, Preparation, and Development   | Points Available | Points Claimed | Required Documentation  | Approved Products | Notes |
|-----------------------------------|---|------------------|----------------|---|-------------------|-------|
| 503.6                             | <b>Wildlife habitat.</b> Measures are planned that will support wildlife habitat.   | 4                |                | Development wide or lot specific wildlife management plan by a qualified professional.  | --                |       |
| 503.7                             | <b>Mixed-use development.</b> Mixed-use development is incorporated.  | 6                |                | None.   | --                |       |
| 503.8                             | <b>Environmentally sensitive areas.</b> Environmentally sensitive areas are considered by one or more of the following conditions.<br><b>Claim points for all that apply from (1)-(2) below:</b>  |                  |                |   |                   |       |
| (1)                               | Environmentally sensitive areas are avoided.  | 3                |                | Lot specific plan showing no sensitive areas.   | --                |       |
| (2)                               | Compromised environmentally sensitive areas are mitigated or restored.  | 3                |                | Lot specific plan showing original location of sensitive areas. Plan by qualified professional showing appropriate mitigations steps. | --                |       |
| 503.9                             | <b>Density.</b> The average density on a net developable area basis is one of the following conditions.<br><b>Claim points for only one from (1)-(3) below:</b>   |                  |                |   |                   |       |
| (1)                               | 7 to <14 dwelling units per acre (per 4047 m <sup>2</sup> )   | 4                |                | Density calculation of the units per acre for this building.  | --                |       |
| (2)                               | 14 to <21 dwelling units per acre (per 4047 m <sup>2</sup> )  | 7                |                |   |                   |       |
| (3)                               | ≥21 dwelling units per acre (per 4047 m <sup>2</sup> )  | 10               |                |   |                   |       |
| <b>504 - Lot Construction</b>     |   |                  |                |   |                   |       |
| 504.0                             | <b>INTENT.</b> Environmental impact during construction is avoided to the extent possible; impacts that do occur are minimized, and any significant impacts are mitigated.  |                  |                |   |                   |       |
| 504.1                             | <b>On-site supervision and coordination.</b> On-site supervision and coordination is provided during clearing, grading, trenching, paving, and installation of utilities to ensure that specified green development practices are implemented. (also see section 503.3)<br><b>NOTE: Points must be taken in 503.3 to claim points in 504.1.</b>   | 4                |                | List of practices implemented from 503.3.   | --                |       |
| 504.2                             | <b>Trees and vegetation.</b> Designated trees and vegetation are preserved by one or more of the following conditions.<br><b>Claim points for all that apply from (1)-(3) below:</b>  |                  |                |   |                   |       |
| (1)                               | Fencing or equivalent is installed to protect trees and other vegetation.   | 3                |                | None.   | --                |       |
| (2)                               | Trenching, significant changes in grade, and compaction of soil and critical root zones in "tree save" areas are avoided.   | 4                |                | None.   | --                |       |
| (3)                               | Damage to designated existing trees and vegetation is mitigated during construction through pruning, root pruning, fertilizing, and watering.   | 4                |                | Invoice or other evidence from qualified arborist.  | --                |       |
| 504.3                             | <b>Soil disturbance and erosion.</b> On-site soil disturbance and erosion are minimized by one or more of the following conditions. (Also see Section 503.3)<br><b>Claim points for all that apply from (1)-(8) below:</b>  |                  |                |   |                   |       |
| (1)                               | Limits of clearing and grading are staked out.  | 5                |                | None.   | --                |       |
| (2)                               | "No disturbance" zones are created using fencing or flagging to protect vegetation and sensitive areas from construction activity.  | 5                |                | None.   | --                |       |
| (3)                               | Sediment and erosion controls are installed and maintained in accordance with the storm water pollution prevention plan, where required.  | 5                |                | None.   | --                |       |
| (4)                               | Topsoil is stockpiled and stabilized for later use to establish landscape plantings.  | 5                |                | None.   | --                |       |
| (5)                               | Soil compaction from construction equipment is reduced by distributing the weight of the equipment over a larger area (laying lightweight geogrids, mulch, chipped wood, plywood, OSB, metal plates, or other materials capable of weight distribution in the pathway of the equipment).  | 3                |                | None.   | --                |       |
| (6)                               | Disturbed areas that are complete or to be left unworked for 21 days or more are stabilized within 14 days using methods as recommended by the EPA, or in the approved storm water pollution prevention plan, where required.   | 3                |                | As-built construction schedule.   | --                |       |
| (7)                               | Soil is improved with organic amendments and mulch.   | 3                |                | Invoice or evidence from landscape contractor.  | --                |       |
| (8)                               | Utilities are installed using one or more alternative means (e.g., tunneling instead of trenching, use of smaller equipment, use of low ground pressure equipment, use of geomats, shared utility trenches or easements).<br><b>NOTE: List alternative means of installing utilities in the Additional Info box below.</b>  | 5                |                | Plans and scope of work showing alternative means used.   | --                |       |
| <b>Additional Info:</b>           |   |                  |                |   |                   |       |
| <b>505 - Innovative Practices</b> |   |                  |                |   |                   |       |
| 505.0                             | <b>INTENT.</b> Innovative lot design, preparation and development practices are used to enhance environmental performance. Waivers or variances from local development regulations are obtained, and innovative zoning practices are used to implement such practices.  |                  |                |   |                   |       |
| 505.1                             | <b>Driveways or parking areas.</b> Driveways or parking areas are shared. Waivers or variances from local development regulations are obtained to implement such practices, as applicable. In a <a href="#">multi-unit project</a> , parking capacity is not to exceed the local minimum requirements.  | 4                |                | None.   | --                |       |
| 505.2                             | <b>Heat island mitigation.</b> Any combination of the following strategies are provided for a minimum of 50% of the horizontal surface area of the hardscape:<br>(1) Shading of hardscaping: Shade is provided from existing or new vegetation (within 5 years) or from trellises. Shade of hardscaping is to be measured on the summer solstice at noon.<br>(2) Light-colored hardscaping: Horizontal hardscaping materials are installed with a solar reflectance index of 29 or greater.<br><b>NOTE: In the Additional Info box below, indicate whether (1) or (2) or both are provided.</b> | 4                |                | Calculation showing percent of hardscape included in heat island minimization.  | --                |       |
| <b>Additional Info:</b>           |   |                  |                |   |                   |       |