



NY Rising Housing Recovery Program: Rental Properties Program Green Standards and Construction

February 17, 2014

Projects receiving assistance for reconstruction and rehabilitation under the NY Rising Housing Recovery Program must meet certain “green” standards. The standards you must meet depend on the extent of the work you are doing on your home.

Standards for Reconstruction and Substantial Renovation Projects:

All projects involving reconstruction or substantial renovation must comply with the [New York Energy Conservation Construction Code of 2010](#) (NY ECCC 2010), as applied by the local municipality. Following are some important things to know about NY ECCC 2010:

- The requirements of NY ECCC 2010 apply once a project rises to the level of a "substantial renovation;" that is, if more than fifty percent of any "building subsystem" is replaced. The code's requirements apply only to that portion of the "building subsystem" which is being replaced.
- Depending on what your local municipality requires, your home will either have to show compliance with NY ECCC 2010 by having your Architect/Engineer check the design and specifications against a US Department of Energy Work software package called RESCheck; or through the home's inspection and certification of an independent third party professional called a HERS (Home Energy Rating System) rater. Check with your municipality as to whether RESCheck or HERS is required.
- HERS generally has more stringent requirements than RESCheck. Your Architect must be aware of which certification is required and specify systems accordingly.
- ECCC-NY 2010 certification (RESCheck or HERS, whichever your municipality requires) is required in order to obtain a certificate of occupancy (COO) from your local building code official.

Standards for Less Than Substantial Renovation/Repair:

Projects involving less than substantial renovation/repair must follow the guidelines specified in the [HUD CPD Green Building Retrofit Checklist](#). Grantees must apply these guidelines to the extent applicable to the rehabilitation work undertaken. The Checklist uses the phrase “when replacing” to indicate that specified green improvements, products, and fixtures are required only when replacing those elements during the normal course of the rehabilitation/repair work

When older or obsolete products are replaced as part of the rehabilitation work, you are required to use [ENERGY STAR](#)-labeled, [WaterSense](#)-labeled, or [Federal Energy Management Program \(FEMP\)](#)-

9/9/2014 9:24 AM



designated products and appliances. For example, if the furnace, air conditioner, windows, and appliances are replaced, the replacements must be ENERGY STAR-labeled or FEMP-designated products; WaterSense-labeled products (e.g., faucets, toilets, showerheads) must be used when water products are replaced.

Make sure your Architect/Engineer and Contractor understand the requirements applicable in this fact sheet, ad in your local municipality, and are prepared to provide certification if required to do so. Obtaining proper energy certification is a critical step towards receiving your certificate of occupancy and ultimately your final NY Rising payment.

Both NY ECCC 2010 and the HUD CPD Green Building Retrofit Checklist require the use of energy-efficient products such as ENERGY STAR-labeled equipment to be used. The cost of this equipment is accounted in the benefit amount calculated for your home by NY Rising. This means that your new equipment will not only be an eligible program expense, but also work more efficiently and save you money in energy costs.