



# The New York City Overlay of the 2026 Enterprise Green Communities Criteria

January 30, 2026

**This checklist format provides an overview of the technical requirements within the Enterprise Green Communities Criteria.**

To achieve Enterprise Green Communities Certification, all projects in New York City must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 65 points from optional criteria, and Substantial and Moderate Rehab projects must also achieve at least 35 points from optional criteria**

Use these icons of the three themes of the Criteria to navigate the goal setting and planning process for your project as they may help surface priorities, explore solutions, and encourage engagement across disciplines:



**Energy:** Reducing energy use, cost, and emissions



**Health:** Enhancing the health and well-being of residents and communities



**Resilience:** Preparing now for livability in light of future hazards and risks

## 1. INTEGRATIVE DESIGN

### 1.1 Project Priorities Survey *Mandatory*

Complete the Project Priorities Survey, which can be found in Appendix B.



### 1.2 Charrettes and Collaborative Meetings *Mandatory*

Develop an integrative design process that moves the outputs of the Project Priorities Survey into action through at least one collaborative meeting.

### 1.3 Integrative Design Documentation *Mandatory*

Include 2026 Green Communities Criteria information in your contract documents and construction specifications (Division 1 Section 01 81 13 Sustainable Design Requirements or general notes to contractor) as necessary for the construction team to understand and properly implement the requirements. Identify the project team roles responsible for meeting these requirements.

### 1.4 Construction Management *Mandatory*

Create, implement, and document education plans for contractors/subcontractors to ensure that those working on the site fully understand their role in achieving the project objectives. Include the PPS (Criterion 1.1), a summary of the output from collaborative meetings (Criterion 1.2), and anticipated roles of each party in delivering the project goals and green criteria (Criterion 1.3).

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### 1.5 Adaptive Planning for Resilient Communities *Optional: 2 points*

Develop a plan to address the priority hazards identified through the Project Priorities Survey (Criterion 1.1); specify and implement one or more related strategies. *[2 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 1.6 Design for Health and Well-Being: Health Action Plan *Optional: 13 or 16 points*

Follow Steps 1-6 of the Health Action Plan framework per the full criterion *[13 points with extra 3 points for Step 7]*. This includes: **1**) Commit to embedding health into the project life cycle; **2**) Partner with a project health professional; **3**) Collect and analyze community health data; **4**) Engage with community stakeholders to prioritize health data and strategies; **5**) Identify strategies to address those health issues; **6**) Create an implementation plan; and **7**) Create a monitoring plan.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 1.7 Inclusive Community Engagement *Optional: 8 points*

Integrate community and resident participation in development processes so that the built environment honors cultural identities, resident voices, and community histories.

**Option 1: Complete a Cultural Resilience Assessment** *[8 points]*

OR

**Option 2: Convene a Cultural Advisory Group** *[8 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_

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## 2. LOCATION + NEIGHBORHOOD FABRIC

### 2.1 Ecological Conservation and Safer Sites *Mandatory*

All projects must:

- Prevent new development within the 100-year floodplain of a Special Flood Hazard Area (new construction) or maintain/improve floodplain resilience (rehabilitation).
- Conserve and protect floodplains and all aquatic ecosystems during construction and operation.
- Avoid development in habitats for plant and animal species identified as threatened or endangered.

Follow the relevant requirements if the site contains a floodplain, wetlands, or protected habitat.

NYC OVERLAY: Item 1, Floodplain functions, of this criterion will not be required for NYC projects.

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### 2.2 Connections to Existing Development and Infrastructure *Mandatory for New Construction, except for projects defined as Rural/Tribal/Small Town*

Locate the project on a site that is within or contiguous to existing development. Provide pedestrian and/or bike infrastructure on the site to connect to existing and planned bike and pedestrian infrastructure. For sites larger than 5 acres, provide connections to the adjacent street network at least every 800 feet.

NYC OVERLAY: All projects are required to meet this criterion but no documentation is needed; assumed as-of-right for NYC properties.

### 2.3 Compact Development *Mandatory for New Construction*

At a minimum, build to the net residential density of the census block group where the project is located. In Rural/Tribal/Small Town locations, build to a minimum net density of 5 homes per acre for single-family houses, 10 homes per acre for multifamily buildings with one or two stories, and 15 homes per acre for multifamily buildings greater than two stories.

**NYC OVERLAY:** All projects are required to meet this criterion but no documentation is needed; assumed as-of-right for NYC properties.

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### 2.4 Proximity to Services and Community Resources *Mandatory for New Construction*

Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, services or resources. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four services or resources.

**NYC OVERLAY:** All projects are required to meet this criterion but no documentation is needed; assumed as-of-right for NYC properties.

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### 2.5 Access to Open Space *Optional: 2, 4, or 6 points*

**Option 1: Proximity to public open space:** Locate the project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres and is open and accessible to all residents. A minimum of 80% of the public open space must be non-paved. *[4 points]*

OR

**Option 2: On-site open space:** Set aside a percentage *[20%: 2 points; 35%: 4 points; 45%: 6 points]* of the total project acreage as permanent open space accessible to all residents, at least 80% of which must be non-paved. For projects in urban or suburban settings, at least 20% of the permanent open space must include tree canopy or other shading.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 2.6 Transit, Mobility, and Walkability *Mandatory for New Construction, except for projects defined as Rural/Tribal/Small Town, Optional: 12 points maximum*

**Mandatory: New Construction projects NOT in Rural/Tribal/Small Town:** Locate projects within a 0.5-mile walk distance of transit services (bus, rail, and/or ferry) that, combined, provide at least 45 transit rides per weekday and include service on both Saturdays and Sundays. OR Implement any two strategies from the listed options for shared mobility initiatives, increased bikeability, and increased walkability.

**Optional: Rehabilitation Projects NOT in Rural/Tribal/Small Town:** Locate projects within a 0.5-mile walk distance of transit services (bus, rail, and/or ferry) that, combined, provide at least 45 transit rides per weekday and include service on both Saturdays and Sundays. *[6 points]*

**Optional: All Projects in Rural/Tribal/Small Town:** Any/all of the options here will earn 6 points. Projects within a 1-mile walk distance of public transit services (bus, rail, and/or ferry) that, combined, provide at least 45 or more transit rides per weekday and includes service on both Saturdays and Sundays, OR, Locate the project within 5 miles of one of the following transit options: **1)** vehicle-share program; **2)** dial-a-ride program; **3)** employer vanpool; **4)** park-and-ride; **5)** public-private regional transportation. *[6 points]*

**Optional: All projects:** Implement any two strategies from the three strategy lists provided—Shared mobility initiatives, Increased bikeability, and Increased walkability). *[1 point each for 6 points maximum]*

**NYC OVERLAY:** All projects are required to meet the mandatory component of this criterion regarding distance between project and transit services, but no documentation is needed; assumed as-of-right for NYC properties. Points are available for projects that also implement optional pathways accordingly.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 2.7 Access to Fresh, Local Foods *Optional: 6 or 8 points*

Provide residents and staff with access to fresh, local produce, either through **1**) proximity to a grocer [*6 points*]; **2**) proximity to a farmers' market [*6 points*]; **3**) neighborhood gardens [*6 points*]; **4**) community-supported agriculture [*6 points*] or **5**) on-site food pantry [*8 points*].

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 2.8 Community Space and Programs *Optional: 5 points*

Provide physical space for, or establish a formal partnership with, a community-serving organization through one of the following: rent incentive, local business, resident priority, local partnership.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 2.9 Access to Broadband *Mandatory, Optional: 6 points*

**Mandatory: Multifamily projects with shared common space for which 100/20 fixed broadband is available to the parcel:** Provide broadband internet access with at least a speed of 100/20 to at least one shared common space.

**Mandatory: Multifamily projects for which 100/20 fixed broadband is not available to the parcel:** Design and build or retrofit the property to incorporate broadband infrastructure so the property can be easily connected when broadband service comes to the parcel. Include a network of conduits throughout the building, extending from the expected communications access point to each network termination point in the building.

**Optional: All projects:** Provide broadband internet access with at least a speed of 100/20 to each common amenity space AND to each home in the property. [*6 points*]

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 2.10 Adaptive Reuse of Buildings *Optional: 6 points*

Rehabilitate and adapt an existing structure that was not previously used as housing. Design the project to adapt, renovate, or reuse at least 50% of the existing structure and envelope. [*6 points*]

YES  NO  MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_

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## 3. SITE DESIGN

### 3.1 Minimization of Disturbance During Staging and Construction *Mandatory*

For sites with an area of 1 acre or smaller, provide an erosion and sedimentation control plan following the outlined mitigation strategies. For sites larger than 1 acre, implement the 2022 U.S. EPA National Pollutant Discharge Elimination System Construction General Permit for Stormwater Discharges, or local requirements, whichever is more stringent.

**NYC OVERLAY:** All projects are required to meet this criterion but no documentation is needed; assumed as-of-right for NYC properties.

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### 3.2 Site Design for Ecosystem Services *Mandatory*

Create a site plan that reflects the following: For all disturbed areas during construction, plant, seed, or restore those areas to natural conditions. Select only native or climate-appropriate landscaping plantings. Do not introduce invasive or non-adapted plant species. Ensure that plants do not obstruct visibility of walkways or seating areas.

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### 3.3 Exterior Lighting *Mandatory, Optional: 2 points*

**Mandatory:** All permanently installed exterior lighting features in the scope of work meet the listed requirements for BUG ratings, uplight controls, adaptive controls, and dimming as outlined. Emergency lighting is exempt.

**Optional:** All exterior lighting fixtures comply with DarkSky Luminaires Program Version 3.0 or Florida Fish and Wildlife Conservation Commission (FWC) Guidelines. *[2 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 3.4 Surface Stormwater Management *Mandatory, Optional: 10 points maximum*

**Mandatory: All New Construction projects and any Rehab projects if land disturbed is  $\geq 5,000 \text{ ft}^2$ :** For sites measuring 1 acre or smaller, retain on-site precipitation equivalent to the 60th percentile precipitation event. For sites greater than 1 acre, retain to the 80th percentile precipitation event. Where not feasible due to geotechnical issues, soil conditions, or the size of the site, treat or retain the maximum volume possible.

**Optional: All projects:** Using low-impact development and green infrastructure strategies, retain precipitation volume from 85th percentile precipitation event *[6 points]*, 90th percentile precipitation event *[8 points]*, or 95th percentile precipitation event *[10 points]*.

**NYC OVERLAY:** All projects are required to meet the mandatory component of this criterion to retain on-site precipitation based on the size of the project site, but no documentation is needed; assumed as-of-right for NYC properties.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 3.5 Outdoor Water Use: Efficient Irrigation *Mandatory, Optional: 2 or 3 points*

**Mandatory:** If the property includes landscaping, minimize the use of potable water for outdoor applications through:

**Option 1: No irrigation OR Option 2: Efficient irrigation OR  
Option 3: Smart controllers *[2 points]* OR Option 4: Drip irrigation *[3 points]***

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 3.6 Outdoor Water Use: Alternative Sources *Optional: 6 or 10 points*

**Option 1:** Nonpotable water sources for 25% of irrigation demand *[6 points]* OR **Option 2:** Nonpotable water sources for 100% of irrigation demand *[10 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 3.7 Traffic Safety and Mobility *Mandatory, Optional: 5 points maximum*

**Mandatory: New Construction and Substantial Rehabs:** Use the table provided to assess conditions of your project. If none of the conditions apply, no further action is required. If one or more of the conditions apply, implement all correlated requirements. **Optional:** For each additional condition addressed, earn 1 point *[5 points maximum]*.

**Optional: Moderate Rehabs:** Use the table provided to assess conditions of your project. If one or more of the conditions apply, earn 1 point for each condition addressed *[5 points maximum]*.

YES  NO  MAYBE

POINTS \_\_\_\_\_



### 3.8 Heat-Island Management *Mandatory, Optional: 4 or 8 points*

**Mandatory: New Construction and Substantial Rehabs:** Implement at least one of the two options provided.

**Option 1: Roofing Materials AND/OR Option 2: Paved Surfaces**

**Optional: Moderate Rehabs:** Implement one or both options. **Option 1: Roofing Materials [4 points]**

AND/OR **Option 2: Paved Surfaces [4 points]**

YES  NO  MAYBE

POINTS \_\_\_\_\_

### 3.9 Resilient Site Design: Wind *Optional: 2 to 16 points*

Obtain a FORTIFIED™ Designation [Roof: *8 points*; Silver: *10 points*; Gold: *12 points*; add *4 points* for Hail Supplement]; OR Implement at least two guidance items from any single “one-pager” from the HUD “Designing for Natural Hazards” series, Volume 1: Wind. [*2 points for each one-pager; maximum 8 points*].

YES  NO  MAYBE

POINTS \_\_\_\_\_

### 3.10 Resilient Site Design: Flood *Optional: 6, 9, or 12 points*

Design the project according to one of the adaptive strategies:

**Option 1:** Design according to ASCE/SEI 24-24 A Standard for Floor-Resilient Design and Construction and ASCE/SEI 7-22 Supplement 2. [*12 points*]

OR

**Option 2:** Implement ALL of the following strategies from the U.S. Department of Housing and Urban Development's Designing for Natural Hazards—A Resilience Guide for Builders & Developers: Volume 2 Water.

**1)** Wall Assembly: at least two guidance items; **2)** Utilities & Mechanical Equipment: at least two guidance items; **3)** Freeboard Elevation: at least one guidance item; AND **4)** Connectors & Fasteners: all guidance items. [*9 points*]

OR

**Option 3:** Conduct floodproofing of lower floors. Locate at least one exit door, all central space-heating and water-heating equipment, and service disconnects above the design flood elevation (DFE). On plan sets, identify water entry points in basements and foundations to ensure renovations do not compromise the integrity of floodproof construction elements. [*6 points*]

**NYC OVERLAY:** All projects located on flood-prone sites as defined by the [HPD Design Guidelines](#) are REQUIRED to comply with this criterion.

YES  NO  MAYBE

POINTS \_\_\_\_\_

### 3.11 Resilient Site Design: Wildfire *Optional: 9 or 12 points*

Increase ignition resistance in one or more zones, which are defined by their proximity to each building on the site:

- Implement the series of strategies specified for Zone 0 (0 to 5 feet from each building) defensible space, roof assembly, eaves and soffits, and windows. [*9 points*]
- Also implement the series of strategies for Zone 1 (5 to 30 feet from each building) and Zone 2 (30 to 100 feet from each building) defensible space, vents, siding and cladding, decks, and balconies. [*3 points*]

YES  NO  MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_



## 4. WATER

### 4.1 Water-Conserving Fixtures *Mandatory*

Reduce total indoor water consumption by at least 20% compared to the national baseline shown in Table 4.1. Any new toilet, showerhead, and/or lav faucet must be WaterSense certified. For all single-family homes and all dwelling units in buildings three stories or fewer, the supply pressure may not exceed 60 psi.

### 4.2 Advanced Water Conservation *Optional: 2–8 points*

Reduce total indoor water consumption by at least 30% compared to the national baseline shown in Table 4.1. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified. *[2–8 points]*

OR

Meet one of the approved certification methods for WaterSense-labeled homes. *[8 points]*

**NYC OVERLAY:** All projects are REQUIRED to comply with this criterion.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 4.3 Water Quality *Mandatory, Optional: 2–16 points*

**Mandatory: Substantial Rehabs of buildings built before 1986:** Replace all lead service lines. **For all Multifamily buildings with either a cooling tower, a centralized hot water system, or 10+ stories:** Develop and implement a *Legionella* water management program.

**Optional: All other Rehabs:** Replace all lead service lines. *[8 points]*

**Optional: All projects:** Test and remediate as indicated for lead, arsenic, nitrates, and coliform bacteria *[2 points each]*.

**NYC OVERLAY:** All projects are required to develop and implement a *Legionella* water management program, but no documentation is needed; assumed as-of-right for NYC properties.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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### 4.4 Monitoring Water Consumption and Leaks *Optional: 2–18 points*

Conduct pressure-loss tests and visual inspections to determine whether there are leaks; fix any leaks found. Implement one or more of the following options:

**Option 1: Leak detection with automatic shutoff** *[6 points]*

AND/OR

**Option 2: Pre-rehabilitation leak assessment** *[6 points]*

AND/OR

**Option 3: Advanced water metering** *[2 points minimum, 1 point for each additional end use; 4 points max]*

If Option 3 is achieved in addition to another option: *2 additional points*.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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#### 4.5 Efficient Plumbing Layout and Design *Optional: 2, 4, or 6 points*



Implement one of the following options. All recirculation systems must be demand-initiated:

**Option 1: Performance design path:** Design the building's distribution system using the 2023 IAPMO Water Demand Calculator. *[6 points]*

OR

**Option 2: Certification design path:** Certify the project to WaterSense Labeled Homes Version 2.0. *[4 points]*

OR

**Option 3: Volumetric design path:** Meet either a 0.5 gallon or 1.8 gallon storage limit as described. *[2 points]*

**NYC OVERLAY:** New Construction projects are REQUIRED to comply with this criterion.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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#### 4.6 Indoor Water Efficiency: Nonpotable Water Reuse *Optional: 6–9 points*



Use independent piping for nonpotable water transmission utilizing rainwater and/or greywater to meet a portion of the project's nonpotable water needs: 10% reuse *[6 points]*; 20% reuse *[7 points]*; 30% reuse *[8 points]*; 40% reuse *[9 points]*.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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#### 4.7 Access to Potable Water During Emergencies *Optional: 6 points*



Provide residents with ready access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options listed.

**NYC OVERLAY:** NYC Plumbing Code 614 states:

*"Buildings that supply potable water from the public water main for dwelling units and sleeping units in Occupancy Groups I-1, R-1, R-2, and R-3 with the assistance of pumps shall provide additional fixtures that in an emergency when such pumps are inoperable are capable of supplying potable water from the public water main to the building utilizing only the available pressure from the public water main. Such fixtures shall comply with Sections 614.1.1 through 614.1.5."*

New Construction projects providing additional fixtures as described in NYC Plumbing Code 614 meet Option 1 of Criterion 4.7 as-of-right; no documentation is required.

YES  NO  MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_

## 5. ENERGY

### 5.1 Energy Planning *Optional: 10 points*

Create a Zero Emissions Over Time plan demonstrating how the project will eliminate emissions from on-site fuel use (scope 1) and purchased energy (scope 2) emissions within 20 years of its certification to the 2026 Green Communities Criteria. *[10 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

### 5.2a Building Performance: New Construction *Mandatory*

Certify all buildings with residential units in the project through ENERGY STAR Multifamily New Construction (MFNC), ENERGY STAR Manufactured Homes, and/or ENERGY STAR Certified Homes, as relevant.

### 5.2b Building Performance: Rehabilitation *Mandatory*

Demonstrate energy efficiency through one of the following:

- ERI option: score of 80 or less for each dwelling unit, with exceptions for some rehabs built before 1980.
- ASHRAE option: projected energy performance of completed buildings to meet, at minimum, ASHRAE 90.1-2013 using an energy model developed by a qualified energy services provider according to Appendix G of 90.1-2016.
- Alternative pathways listed for Colorado and California

AND

Ensure proper HVAC sizing and performance, dwelling unit compartmentalization, insulation installation, lighting, and appliances as indicated.

**NYC OVERLAY:** Eligible projects may comply with this mandatory criterion by following the New York City Prescriptive Pathway for Tenant in Place Rehabs.

### 5.3 Advanced Building Performance *Optional: 16 points maximum*

#### Options 2 and 3 are part of qualifying for Certification Plus.

Implement one of the following options. Projects in CZ 1A, 2A, 3A, and 4A following this criterion must also comply with Criterion 7.8 Managing Moisture: Dehumidification.

**Option 1: Performance above mandatory requirement:** Design and construct a building that is projected to be more energy efficient than required for the building type by the applicable mandatory building performance criterion (5.2a or 5.2b). Achieve an ERI of 5 lower than required by 5.2a or 5.2b OR 5% greater efficiency than required if following the ASHRAE path for 5.2a or 5.2b compliance. *[5–10 points]*

*Additional 1 point* for each additional 2-point decrease in ERI OR for each additional 1% greater efficiency if following the ASHRAE path.

OR

**Option 2: Advanced building certification:** Certify to DOE Efficient New Homes Program (formerly ZERH) *[12 points]*, ENERGY STAR NextGen *[12 points]*, Passive Housing International (PHI) certifications including Classic, Plus, Premium, LEB, and EnerPHit *[16 points]*, Phius certifications including CORE, ZERO, and REVIVE *[16 points]*.

OR

**Option 3: Deep energy retrofit:** Demonstrate significant savings via the ERI or ASHRAE pathway as compared to the requirements of 5.2b Building Performance: Rehabilitation. For Substantial Rehabs, either 1) ERI of 65 or less or 2) 15% greater efficiency than ASHRAE 90.1-2013 per Appendix G of 90.1-2016. For Moderate Rehabs, either 1) ERI of 75 or less or 2) 10% greater efficiency than ASHRAE 90.1-2013 per Appendix G of 90.1-2016. *[14 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

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**5.4a All-Electric and Electric-Ready Design: New Construction** *Mandatory, Optional: 15 points*  **Part of qualifying for Certification Plus**

**Mandatory:** All cooking equipment is powered by electricity AND all dwelling-unit systems for space heating and water heating are either electric or electric ready as described.

**Optional:** The project is all electric apart from emergency backup power. *[15 points]*

**NYC OVERLAY:** In addition to the mandatory component of this criterion, New Construction projects are REQUIRED to comply with the optional portion of this criterion.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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**5.4b All-Electric and Electric-Ready Design: Rehabilitation** *Optional: 12–15 points*  **Part of qualifying for Certification Plus**

**Option 1: All-electric or electric-ready dwelling units:** All cooking equipment is powered by electricity AND all dwelling-unit systems for space heating and water heating are either electric or electric ready as described. *[12 points]*

OR

**Option 2: All-electric property:** The project is all electric apart from emergency backup power. *[15 points]*

**NYC OVERLAY:** Option 3: Moderate and Substantial rehab projects may earn 6 optional points if all systems for space heating and cooling are electric.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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**5.5 Peak Demand Control** *Optional: 8 points* 

Manage the project's load profile through one of the following options:

**Option 1: Hot-water thermal storage and control:** Design or specify a hot-water system with sufficient capacity, storage, and control capability to meet hot-water demand from storage alone during the region's peak hours. *[8 points]*

OR

**Option 2: Residential Demand Management:** Adopt a voluntary or automatic control strategy for demand management of in-unit residential electrical loads. Provide evidence that 50% or more of residents are participating.

*[8 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_



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## 5.6 Backup Power *Optional: 8 or 10 points*



Provide backup power to serve at least three critical loads for the project as described by the full criterion. The backup power may come through any one of the following three options:

**Option 1: Islandable PV + battery storage:** Islandable solar photovoltaic system with battery storage and system to switch to battery backup when the electrical grid goes down. *[10 points]*

OR

**Option 2: Off-peak battery storage:** Battery storage system capable of storing off-peak energy and a system to switch to battery backup when the electrical grid goes down. *[8 points]*

OR

**Option 3: Generator:** Generator(s) and appropriate exterior connections, available on as-needed basis. *[8 points]*

**NYC OVERLAY:** All New Construction REQUIRED to comply with this criterion, and in addition to the options specified above, may do so by meeting the following Option for 8 optional points:

Provide a 'Shelter in Place Area' consisting in one or more resident-accessible community rooms equal to 15 sf per bedroom that is wired to backup power and includes, at minimum:

- backup power for heating, cooling, lighting, outlets, and WiFi
- operable windows
- at least one accessible bathroom with potable water source
- Refrigerator space totaling at least 0.25 cubic feet per bedroom

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 5.7 Renewable Energy *Optional: 7–11 points*



Install or procure photovoltaic (PV) panels or an electricity-generating renewable energy source from one of the following options. See full criterion for required amounts and sources.

**Option 1: On-site and/or direct ownership of renewables:** **A)** Purchase and install on-site PV *[10 points]* OR **B)** Install on-site PV *[8 points]* **C)** On-site geothermal *[10 points]* OR **D)** A or B with community solar. *[11 points]*

**Option 2: Procurement of community renewable energy** *[8 points]*

**Option 3: Procurement of off-site renewable energy:** Direct purchase *[7 points]* with potential to add *[1 point]* if time-matched or time-aligned and the potential to add *[1 point]* if from same e-grid region; OR Green-E certified RECs *[7 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 5.8 Electric Vehicle Charging *Mandatory, Optional: 4 points*

**Mandatory: New Construction and Substantial Rehabs:** For projects that include parking, at least one parking space on the site must be wired and installed with Level 2 electric vehicle supply equipment (EVSE). In addition, for projects with 20 or more parking spaces, at least 10% of the total number of parking spaces must either be EV capable, EV ready, or have Level 2 EVSE installed. All spaces may utilize an Automatic Load Management System (ALMS) to reduce the maximum required electrical capacity to each space.

*Note exceptions for meeting this requirement associated with additional transformers and/or electrical service upgrades.*

**Optional: All projects:** For projects with 40 or more parking spaces, install Level 2 EVSE in at least 5% of the total number of parking spaces on the site. *[4 points]*

OR

For projects with four or more parking spaces, provide Level 2 EV-capable or EV-ready spaces in more than 50% of the total number of spaces provided on site. *[4 points]*

**NYC OVERLAY:** In addition to the options listed above, NYC Projects can earn points in these ways:

- For projects with 1-39 parking spaces, install at least two Level 2 EVSE *[1 point]*

OR

- provide Level 2 EV-capable or EV-ready spaces in more than 20% of the total number of spaces on the site *[1 point]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 5.9 Passive Survivability *Optional: 3 or 8 points*

Design according to one or both of the following options to better maintain thermal comfort during power outages:

**Option 1: Passive cooling:** Natural ventilation or shading *[3 points]*

AND/OR

**Option 2: Thermal modeling pilot pathway:** Demonstrate through thermal modeling that indoor conditions of every dwelling unit will never exceed a heat index of 90°F and will never drop below 50°F. *[8 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_



## 6. MATERIALS

### 6.1 Product Category Screening *Optional: 4 points*

During the concept or schematic design phase, perform a screening exercise—a high-level review of product categories—to understand the embodied carbon and material health implications of initial project product selections. Select three product categories from the list to screen for embodied carbon and three to screen for specific substances of concern for health.

YES  NO  MAYBE

POINTS \_\_\_\_\_

### 6.2 Reduction of Materials and Waste *Mandatory, Optional: 6 points maximum*

**Mandatory:** Review the waste-reduction strategies listed for **1)** design, **2)** construction waste management, and **3)** future waste reduction. For New Construction and Substantial Rehab projects, implement at least two listed strategies; for Moderate Rehabs, implement at least one strategy.

**Optional: All projects:** Select additional strategies *[2 points each, 6 points maximum]*.

YES  NO  MAYBE

POINTS \_\_\_\_\_

### 6.3 Reduction of Lead Hazards in Pre-1978 Buildings

*Mandatory for Substantial Rehabs of buildings built before 1978*

**Option 1: Lead paint assessment and abatement:** Conduct a risk assessment or inspection to identify lead paint hazards. Control identified lead paint hazards using lead abatement or interim controls, per EPA and state and/or local laws where applicable.

OR

**Option 2: Lead paint hazard reduction:** For HUD-funded projects, implement standard lead treatments defined by HUD.

### 6.4 Advanced Material Selection *Mandatory, Optional: 31 points*

Use products that comply with the specifications listed within the full criterion.

**Mandatory:** Adhesives and sealants, wet-applied interior; Flooring; Insulation; Paints and coatings, wet applied inside the air barrier; Wall coverings; Composite wood.

**Optional:** Exterior wall cladding *[2 points]*; Concrete *[2 or 5 points]*; Flooring *[1–4 points]*; Gypsum *[2 points]*; Insulation *[3 or 5 points]*; Paints and coatings, wet-applied interior *[2 or 4 points]*; Steel *[3 or 4 points]*; Composite wood *[2 or 4 points]*; Noncomposite wood *[2 points]*, for a total of *31 points maximum*.

**NYC OVERLAY:** In addition to meeting the mandatory component in full, all projects are REQUIRED to earn at least 4 optional points through any of the strategies available.

YES  NO  MAYBE

POINTS \_\_\_\_\_

## 6.5 Recycling Storage *Optional: 2 points*

For projects with municipal recycling infrastructure and/or haulers, provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms, *OR* provide an area for separate bins (trash and recycling) or separate trash chutes for each floor of a multifamily building.

For projects without said infrastructure, advocate to the local waste hauler or municipality for regular collection of recyclables. Commit to providing recycling bins if service becomes available.

**NYC OVERLAY:** All projects are required to comply with this criterion, and in addition to trash and recycling bins, must also provide dedicated organics (compost) collection in all waste storage areas, with containers sized and configured to meet DSNY organics-storage requirements.

Also, all NYC buildings must participate in the DSNY's Curbside Composting program, as leaf and yard waste, food waste, and food-soiled paper separation from trash is mandatory citywide.

YES    NO    MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_

## 7. HEALTHY LIVING ENVIRONMENT

### 7.1–7.13 | A SAFE PLACE TO CALL HOME

#### 7.1 Clean Air: Radon Testing and Mitigation

*Mandatory for New Construction and Substantial Rehabs*

For New Construction projects in EPA Radon Zone 1, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Radon Zone 1, test before and after the retrofit and mitigate, if needed, per the specified protocols.

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#### 7.2 Clean Air: Combustion Equipment

*Mandatory for projects with combustion equipment in conditioned space*

**All projects:** Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 72. If installing new combustion appliances or equipment for space or water heating in conditioned space, install power-vented or direct-vented appliances.

*Also, for rehab projects:* If any combustion appliances or equipment for space or water heating are located in conditioned space and are not power-vented or direct-vented and are not scheduled for replacement in this retrofit, conduct combustion safety testing prior to and after the retrofit; report results as indicated.

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#### 7.3 Clean Air: Garage Isolation and Vehicle Pollution Management *Mandatory*

Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. **1)** Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed; **AND**

**2)** Do not install ductwork or air-handling equipment for the conditioned space in a garage; **AND 3)** Fix all connecting doors between conditioned space and garage with gaskets or make airtight; **AND 4)** Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 72, unless the garage is mechanically ventilated or an open parking structure; **AND 5)** Prohibit vehicles from idling for longer than two minutes on the site.

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#### 7.4 Clean Air: Smoke-Free Policy *Mandatory, Optional: 6 points*

**Mandatory:** Implement and enforce a smoke-free policy in all common areas and within a 25-foot perimeter (or to the lot line if less than 25 feet) around the exterior of all residential buildings. Lease language must prohibit smoking in these locations and provide a graduated enforcement policy. Make the smoke-free policy readily available and ensure staff training.

**Optional:** Expand the policy above to include all indoor spaces, including individual dwelling units in the property.

*[6 points]*

**NYC OVERLAY:** New Construction projects, except for those serving 100% permanent supportive housing residents, are REQUIRED to expand the policy to include all indoor spaces in the property including individual dwelling units.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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#### 7.5 Clean Air: Ventilation *Mandatory for New Construction and Substantial Rehabs, Optional for Moderate Rehabs*

For each dwelling unit, install the following:

- A local mechanical exhaust system in each kitchen per ASHRAE 62.2-2022 Sections 5 & 7. Review the full criterion for alternative strategies. *[4 points if Moderate Rehabs]*
- A local mechanical exhaust system in each bathroom per ASHRAE 62.2-2022 Sections 5 & 7. *[4 points if Moderate Rehabs]*
- A whole-house mechanical ventilation system per ASHRAE 62.2-2022 Sections 4 & 7, excluding section 4.2. *[4 points if Moderate Rehabs]*

For each multifamily building of four or more stories, install a mechanical ventilation system for all hallways and common spaces per ASHRAE 62.1-2022 *[3 points if Moderate Rehab]*

For all mechanical ventilation systems, follow the installation guidance in the full criterion.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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#### 7.6 Clean Air: Indoor Air Filtration *Mandatory for all properties with newly installed central HVAC systems in the scope of work*

Install MERV 13 or higher-rated filters for any newly installed central forced-air HVAC system.

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#### 7.7 Clean Air: Enhanced IAQ *Optional: 3 or 6 points*

**Option 1: Management of construction pollution:** In all dwelling units, seal all heating, cooling, and ventilation ducts and returns throughout construction to prevent construction debris from entering. Flush all dwelling units after completion of construction and prior to occupancy either **1**) for at least 48 hours (may be nonconsecutive) with all windows and interior doors open and all HVAC fans running, or **2**) with at least 14,000 CFM/sf of floor area. Replace all air handling equipment filters after flushing. *[3 points]*

OR

**Option 2: Indoor AirPlus:** Earn the EPA Indoor AirPlus label *[6 points]*

**NYC OVERLAY:** All projects are REQUIRED to comply with this criterion.

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**7.8 Managing Moisture: Dehumidification** *Mandatory for properties in Climate Zones 1A, 2A, 3A and 4A following Criterion 5.3, Optional for all other properties: 7 points* 

**Option 1: Dedicated dehumidification system:** Design, select, and install supplemental dehumidification equipment to keep relative humidity at or below 60%.

OR

**Option 2: Dehumidification readiness:** Equip all dwelling units with dedicated space, drains, and electrical hook-ups for permanent supplemental dehumidification systems to be installed if needed.

OR

**Option 3: ERV or HRV:** Ensure all dwelling units are served by an energy-recovery or heat-recovery ventilator designed to ensure that year-round interior relative humidity will not exceed 50% in the winter and 60% in the summer. *(Note: This option is not recommended for properties below the "Warm-Humid" line of the 2019 IECC Figure 301.1.)*

**NYC OVERLAY:** All projects following Criterion 5.3 are REQUIRED to comply with this criterion by meeting Option 3: ERV or HRV.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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**7.9a Managing Moisture in the Building Enclosure: New Construction** *Mandatory* 

**Wall and roof systems:** Provide water drainage away from walls, windows, and roofs by implementing the list of techniques.

**Foundations:** Properly install foundation drainage, moisture barriers, and waterproofing materials to reduce the migration of moisture.

AND

**Beneath concrete slabs:** Install a capillary break as follows: 4-inch layer of ½-inch diameter or greater clean aggregate or install a 4-inch uniform layer of sand overlain with a layer or strips of geotextile drainage matting installed according to the manufacturer's instructions. Follow additional requirements about insulation and installation instructions as prescribed.

OR

**Beneath crawl spaces without slabs:** Install at least 8-mil cross-laminated polyethylene on the crawlspace floor, extended up at least 12 inches on piers and foundation walls, and with joints overlapping at least 12 inches. Follow additional requirements about insulation and installation instructions as prescribed.

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## 7.9 b Managing Moisture in the Building Enclosure: Rehabilitation *Mandatory*

### Property Assessment

Assess the interior and exterior of all buildings undergoing a Substantial Rehab for evidence of moisture problems, using the list below.

Assess the interior and exterior of all building assemblies in the scope of work for buildings undergoing a Moderate Rehab for evidence of moisture problems, using the list below.

- Water stains or wet spots
- Musty odors
- Foundation cracks and evidence of seepage
- Roof leaks
- Plumbing leaks
- Condensation in attics, and in or around windows and doors
- Moisture damage near all envelope penetrations, including windows and doors; utility hookups; and mechanical, electrical, and plumbing systems

*For all projects that have deficiencies in or include replacing particular assemblies listed above, provide water drainage away from walls, windows, and roofs by implementing the listed techniques.*

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## 7.10 Managing Moisture: Bath, Kitchen, and Laundry Assemblies *Mandatory for projects that include relevant spaces in the scope of work*

Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Behind tub and shower enclosures, use moisture-resistant backing materials such as cement board, fiber-cement board, or equivalent.

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## 7.11 Reducing Allergens and Disease Vectors: Integrated Pest Management *Mandatory*

Design for easy inspection of all pest-prone areas (interior and exterior), and engineer slabs and foundations to minimize pest entry.

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## 7.12 a Sensory and Rest Friendly: Noise Reduction, New Construction *Optional: 5, 8, or 13 points*

Manage noise in homes from outdoor and indoor noise sources by one or more of the following options:

**Option 1:** Outdoor noise abatement *[5 points]* OR **Option 2:** Indoor sources of noise *[8 points]*.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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## 7.12 b Sensory and Rest Friendly: Noise Reduction, Rehabilitation *Optional: 8 points maximum*

Manage noise in homes from outdoor and/or indoor sources by one or more of the following options:

**Option 1: Outdoor noise assessment and abatement plan** *[3 points]*

**Option 2: Outdoor noise abatement:** Minimal *[3 points]* or advanced approach *[4 points]*

**Option 3: Interior sources of noise:** For bedroom party walls, use the guidance and verification methods in the ICC G2 – 2010 Guideline for Acoustics to mitigate the potential for sound leaks. Verify performance as acceptable/Grade B *[3 points]*; or preferred/Grade A *[4 points]*.

YES  NO  MAYBE

POINTS \_\_\_\_\_

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**7.13 Personal and Social Safety** *Mandatory for multifamily New Construction and Substantial Rehabs* 

Select and implement at least two of the listed strategies, which may apply to buildings, dwelling units, or outdoor common spaces.

**7.14 –7.16 | A WELCOMING COMMUNITY****7.14 Social Connection and Accessibility: Design for All Ages and Abilities** *Mandatory* 

Implement at least two of the listed strategies. For any strategy impacting dwelling units, include that strategy in at least 25% of the project's dwelling units. The strategies are listed by principle: Universal wayfinding and sensory sensitivity; Opportunities for social connection; Universal mobility and dexterity support; Universal fit.

**7.15 Access to Nature and Biophilic Design** *Optional: 3 or 6 points* 

Provide meaningful and multisensory connections to nature, connecting residents and staff to a living landscape and the natural environment by including two or more of the listed strategies for all dwelling units. *[3 points for implementing two strategies of initial list]*

AND/OR

Implement three or more of the listed strategies for interior and exterior common spaces. *[3 points for implementing three strategies of second list]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

**7.16 Healing-Centered and Culturally Responsive Design** *Optional: 3 or 6 points*  

Incorporate one or two of the listed strategies: Community-generated art; Storytelling through space; Cultural partnerships or programming. *[3 points each, maximum of 6 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

**7.17–7.18 | WELL-BEING AND EMPOWERMENT****7.17 Active Design: Promoting Physical Activity** *Optional: 5 points* 

**Option 1: Encourage everyday stair use:** Provide a staircase that is accessible and visible from the main lobby and is visible within a 25-foot walking distance from any point in the lobby per the specifications listed. Place point-of-decision signage to encourage use. (Projects where stairs are the only means of travel between floors are ineligible.)

OR

**Option 2: Provide activity spaces:** Provide a dedicated on-site recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents.

YES  NO  MAYBE

POINTS \_\_\_\_\_

**7.18 Place-Based Wealth Building** *Optional: 4 points* 

Implement one of the following strategies to support resident economic empowerment and wealth-building:

**Option 1: Homeownership or equity opportunities for residents:** Offer residents a way to build equity through the housing development. *[4 points]*



**Option 2: Local hiring:** Demonstrate that a local preference for construction employment and subcontractor hiring was part of your bidding process. *[4 points]*

OR

**Option 3: Local employment:** Demonstrate that you achieved at least 20% local employment for construction and subcontractor hiring. *[4 points]*

YES  NO  MAYBE

POINTS \_\_\_\_\_

TOTAL OPTIONAL POINTS \_\_\_\_\_

## 8.OPERATIONS, MAINTENANCE, AND RESIDENT ENGAGEMENT

### 8.1 Building Operations & Maintenance (O&M) Manual and Plan

*Mandatory for all multifamily projects*

Develop a manual with thorough building and site O&M guidance. The manual must, at minimum, provide information about specifications and maintenance schedules for the list of topics.

### 8.2 Emergency Management Manual *Mandatory for all multifamily projects*



Provide a manual on emergency operations for O&M personnel. The manual will address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual must include:

- A Building Readiness Report from the Enterprise Business Continuity Toolkit
- Communication plans and resources for staff and residents
- Contact information for property management, resident services, public utilities, and insurer(s)
- Building shutdown procedures
- A plan for regular testing of backup energy systems, if applicable

### 8.3 Resident Manual *Mandatory*

Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of their home's green features and practices. The materials should encourage green and healthy activities on each listed topic.

### 8.4 Walk-Throughs and Orientations to Property Operation *Mandatory*

Provide and document a comprehensive walk-through and orientation for all residents, property manager(s), and buildings operations staff.

### 8.5 Energy and Water Data Collection and Monitoring

*Mandatory for all multifamily rental projects*

Collect and annually report project energy- and water-performance data in an online utility benchmarking platform. Select one of the four data-reporting methods listed and grant Enterprise access for at least five years from time of construction completion.

NYC OVERLAY:

Option 5: All projects receiving HPD subsidy must follow HPD's Benchmarking Protocol and will satisfy compliance with this criterion by granting Enterprise view access to the benchmarking data.

OR

Option 6: In addition to following HPD's Benchmarking Protocol for compliance via Option 1, HPD subsidized projects may earn 4 optional points for agreeing to participate in HPD's enhanced project monitoring and evaluation.

TOTAL OPTIONAL POINTS FOR ALL CRITERIA \_\_\_\_\_