

NorthstarMLS™ Green Verification Type Lookup Definitions

Certified Passive House

Super-insulated new homes that have been built to meet certification requirements, demonstrating minimal or no heating and cooling system.

ENERGY STAR Certified Building (Commercial and Multi-Family High-Rise)

To achieve the ENERGY STAR Certified Building label, a building's energy efficiency must be verified by a third-party organization. The EPA ENERGY STAR Certified Buildings designation requires a set of optional construction practices and technologies (above minimum code requirements) that builders can follow to upgrade a new building's energy efficiency beyond minimum code requirements.

ENERGY STAR Certified Homes

To achieve the ENERGY STAR Certified Homes label, a home's energy efficiency must be verified by a third-party organization. The EPA ENERGY STAR Certified Homes designation requires a set of optional construction practices and technologies (above minimum code requirements) that builders can follow to upgrade a new home's energy efficiency beyond minimum code requirements. Guidelines are outlined in the National Performance Path or the National Prescriptive Path. This whole-house label differs from the ENERGY STAR products label.

EnerPHit

Super-insulated existing homes that have been remodeled to meet certification requirements demonstrating minimal or no heating and cooling system.

GreenStar Homes Certification

GreenStar Homes Certification encourages every certified home to incorporate the five pillars of green building: energy, health, materials, water, and place. The GreenStar program consists of four certification levels: Certified, Silver, Gold, and Platinum. Most of the requirements are the same among project types (single-family detached, attached, multifamily, and renovations), though there are minor differences to consider.

Home Energy Rating System (HERS Index Score)

The HERS Index is the nationally recognized scoring system for measuring a home's energy performance. To calculate a home's HERS Index Score, a certified RESNET home energy rater will do a home energy rating and compare the data against a reference home (a design-modeled home of the same size and shape as the actual home). This ensures that the HERS Index Score is always relative to the size, shape, and type of the house. The lower the number, the more energy-efficient the home.

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Home Energy Score

The Home Energy Score, managed by the US DOE, is a national system that allows homes to receive an energy efficiency rating, similar to the MPG rating available for cars. The Home Energy Score uses a 10-point scale to reflect how much energy a home is expected to use under standard operating conditions. Homes that are expected to use the least amount of energy (and are considered the most energy efficient) score a 10, while homes that are expected to use the most amount of energy (and are considered the least energy efficient) score a 1.

Home Energy Upgrade Certificate of Energy Efficiency Improvements

Buildings Performance Institute BPI- 2101 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades specifies a standard way of describing the improvements made to an existing home through a home energy upgrade (HEU). Certificates are provided by a local energy efficiency program sponsor.

Home Energy Upgrade Certificate of Energy Efficiency Performance

Buildings Performance Institute BPI- 2101 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades specifies a standard way of describing the improvements made to an existing home through a home energy upgrade (HEU) and provides one or more measures of a home's performance. Measures of performance may include a HERS rating, a Home Energy Score, an indication of projected or actual energy consumption, or other systems. Certificates are provided by a local energy efficiency program sponsor.

Home Performance with ENERGY STAR

Home Performance with ENERGY STAR offers whole-house solutions to high energy bills and homes with comfort problems. The program is managed by a local sponsor that recruits home improvement contractors who are qualified to perform comprehensive home assessments and improvements.

Indoor airPLUS

USGBC's residential rating system, LEED for Homes, provides independent, third-party verification that a home was designed and built using methods for achieving high performance in multiple areas of sustainability, including energy, water, waste management, indoor air quality, and sustainable site development. There are multiple rating systems for all types of buildings, including Existing Buildings and Homes for residential projects. Homes may achieve different levels of certification (platinum, gold, silver, certified) depending on the number of LEED prerequisites and credits that are met.

Living Building Challenge

Living Future Institute's Homes are certified by a third-party to produce as much or more

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energy than they use. Super-insulated homes that have met certification requirements demonstrating minimal or no heating and cooling system.

National Green Building Standard (Single Family and Multi-Family)

Home Innovation Research Labs certifies homes to the ICC-700 National Green Building Standard™ (NGBS). NGBS applies to both Single-Family homes and Multi-Family buildings. Certification options also exist for new construction, remodel projects (both whole-home and functional areas such as a kitchen or bathroom), and land development/subdivision. Homes may qualify for a bronze, silver, gold, or emerald certification level depending on the number of green building practices met.

Pearl Certification

A Pearl Certification is a "living certification" intended to be updated by the homeowner over time after a home is built, maintained, and/or improved. The Pearl scoring system assigns points to home features based on how much they contribute to the home's performance.

PHIUS+

Super-insulated homes that have met certification requirements, demonstrating minimal or no heating and cooling system.

ToSES (TISH, ToS)

The Time of Sale Energy Score from the CEE covers both the City of Minneapolis' Truth in Sale of Housing (TISH) energy disclosure policy and the City of Bloomington's Time of Sale Housing Evaluations ordinance.

WaterSense

EPA WaterSense is a set of optional construction practices and technologies (above minimum code requirements) that builders can follow to ensure a home uses less water while still providing the same level of comfort and convenience. WaterSense also applies to specific plumbing fixtures (see InteriorFeatures) and should not be confused with the whole-house label.

Zero Energy Ready Home

"DOE Zero Energy Ready Home" is a set of optional construction practices and technologies (above minimum code and ENERGY STAR Certified Home requirements) that builders can follow to ensure high-performance homes, so energy-efficient that all or most annual energy consumption can be offset with renewable energy. Guidelines are outlined in the "DOE Zero Energy Ready Home National Program Requirements."