

GREEN POINTS - 2025 GREEN BUILDING INCENTIVE PROGRAM

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Topic	Code(s) Referenced (if applicable)	Applies to Residential or Commercial Properties	Description	Max Point (s)	Requested Points	Approved Points
Materials	N/A	Both	Use reclaimed lumber for more than 50% of wood products.	5		
Materials	IgCC, 901.3.2	Both	Wood products in the project, other than recovered or reused wood, shall not contain wood from endangered wood species unless the trade of such wood conforms with the requirements of the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).	5		
Materials	IgCC, 901.3.1.	Both	A minimum of 50% of nonhazardous construction and demolition waste material generated prior to the issuance of the final certificate of occupancy shall be diverted from disposal in landfills and incinerators by reuse, recycling, repurposing, and/or composting.	5		
Materials	N/A	Both	Recycled plastic in deck material.	2		
Materials	IgCC, 901.3.4.4	Commercial	On-site recycling is present that goes beyond current zoning, including materials such as plastics, batteries, or clear glass.	10		
Materials	IgCC, 901.4.1.3	Both	To achieve these points, a minimum of 5% of building materials used, based on cost, must be biobased. This means the materials comply with the minimum biobased contents of USDA's BioPreferred program and contain the label "USDA Certified Biobased Product," and be composed of solid wood, engineered wood, bamboo, wool, cotton, cork, agricultural fibers, or other biobased material with at least 50% biobased content.	10		
Land Use & Stormwater	N/A	Both	Lot coverage 10% less than zoning maximum.	3		
Land Use & Stormwater	N/A	Both	Lot coverage 5% less than zoning maximum.	2		
Land Use & Stormwater	N/A	Both	Use plantings such as shrubs, perennials, ornamental grasses, and trees to minimize the total area of turf or lawn.	2		
Land Use & Stormwater	N/A	Both	Appropriate use of native plants.	3		
Land Use & Stormwater	N/A	Both	Use of rain gardens, green roofs or engineered swales to filter stormwater runoff (these points are awarded only if swale is not required by site plan conditions).	3		
Land Use & Stormwater	N/A	Both	Plant two trees beyond required street trees, plus 1.5 points for each additional tree to a maximum of 9 total points (six trees).	9		
Land Use & Stormwater	IgCC, 501.3.3.1	Both	Require an inventory and removal of invasive plants (and disposed in dumpster) prior to land development.	4		
Indoor Air Quality	IRC, Appendix F, Table AF 101 (1)	Both	Radon control installed per IRC Appendix F.	2		
Indoor Air Quality	N/A	Both	Active radon control system installed.	4		
Indoor Air Quality	N/A	Both	Balanced air exchange system such as heat recovery ventilator installed.	3		
Indoor Air Quality	N/A	Residential	EPA Indoor AirPlus verified home.	5		
Indoor Air Quality	IgCC, 801.3.4.1	Both	To protect from soil-gases, a soil-gas retarder membrane shall be provided in earthen floors (and sealed to foundation) and meet or exceed the durability requirements of ASTM E1745, and the installation shall comply with ASTM E1643.	4		
Indoor Air Quality	IgCC, 1001.3.1.5	Both	Post construction, a "flush out" of air is required prior to people entering the space and/or indoor air quality (IAQ) testing.	5		

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Energy	IRC, Chapter 11, Section N 1102.1.2	Residential	Foundation wall insulation of R15c, R19, or R13+5c (meets 2021 IECC).	2		
Energy	IECC, Residential Provisions, Chapter 4 Section R 402.1.2, Table R 402.1.2	Residential	Ceiling insulation of R60.	2		
Energy	N/A	Both	Raised heel truss.	1		
Energy	IRC, Chapter 11, Section N 1102.1.2	Residential	Floor insulation of R30.	2		
Energy	2018 IECC, Chapter 4, Section R 403.7 Equipment sizing and efficiency rating (Mandatory) & 2018 IECC, Chapter 4, Section CE 403.3, Table C403.3.2 (1)	Both	ENERGY STAR qualified heating equipment.	3		
Energy	2018 IECC, Chapter 4, Section R 403.7 Equipment sizing and efficiency rating (Mandatory) & 2018 IECC, Chapter 4, Section CE 403.3, Table C 403.3.2 (1)	Both	ENERGY STAR qualified cooling equipment.	2		
Energy	N/A	Both	Ground source heat pump.	4		
Energy	IECC, Chapter 4, Section R 402.4.4 & IRC Chapter 11, Section N 1102.4.4	Both	If ductwork installed, no ductwork located outside of thermal envelope.	2		
Energy	N/A	Both	ENERGY STAR certified water heater.	2		
Energy	2018 IRC, Chapter 11, Section N 1103.5.1.1	Both	On-demand hot water pump system.	1		
Energy	N/A	Both	Air source heat pump water heater.	2		
Energy	2018 IECC, C 405.2.6 Exterior lighting controls	Commercial	Exterior lighting controls per IECC 2021.	1		
Energy	2018 IECC, Chapter 4, Table R 402.1.2	Residential	Slab insulation of R10, 4 ft (meets IECC 2021).	2		
Energy	N/A	Residential	ENERGY STAR certified doors.	1		
Energy	N/A	Residential	ENERGY STAR certified windows.	4		
Energy	N/A	Residential	Remodeling projects: per single pane window replaced by ENERGY STAR window (up to 4 points).	4		

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Energy	2018 IECC, Chapter 3, Residential, Table R 303.1.3 (1)	Residential	ENERGY STAR certified storm windows installed.	1		
Energy	N/A	Both	Eliminate all fossil-fuel appliances for space heating, water heating, and cooking.	4		
Water Conservation	N/A	Both	WaterSense fixtures installed (three or more).	1		
Water Conservation	N/A	Residential	WaterSense qualified home.	4		
Appliances	N/A	Both	ENERGY STAR appliances (two or more from the following: dish washer, clothes washer, refrigerator, freezer).	1		
Appliances	N/A	Residential	Outdoor clothes line installed.	1		
Solar	N/A	Both	Passive solar potential preservation and solar space heat - wall surface is provided equal to ten percent of the unit's floor area or 150 square feet, whichever is greater, and which is located on the more southerly side of the unit, which is oriented within thirty degrees of a true east-west direction which is immediately adjacent to heated space which is not shaded between 10:00 AM and 2:00 PM on the winter solstice; and is totally shaded between 10:00 AM and 2:00 PM on the summer solstice. Note: The Building Official shall be authorized to make determinations as to compliance with the above criteria.	5		
Solar	N/A	Both	Glazing of the south wall surface adequate to provide at least twenty percent of passive solar heating.	6		
Solar	N/A	Both	Glazing of the south wall surface adequate to provide at least forty percent of passive solar heating, but only if designed in conjunction with an appropriately sized thermal mass so as not to affect adversely cooling loads.	12		
Solar	N/A	Both	Glazing of the south wall surface adequate to provide at least sixty percent of passive solar heating, but only if designed in conjunction with an appropriately sized thermal mass so as not to affect adversely cooling loads.	20		
Solar	N/A	Both	Solar hot water (or solar space heating).	5		
Solar	N/A	Both	Active solar space heating with a calculated savings fraction of 30%.	8		
Solar	N/A	Both	Active solar space heating with a calculated savings fraction of 40%.	12		
Solar	N/A	Both	Active solar space heating with a calculated savings fraction of 50%.	16		
Solar	N/A	Both	Active solar space heating with a calculated savings fraction of 60%.	20		
Solar	N/A	Both	Active solar pre-plumbing.	2		
Solar	2018 IRC, Appendix T, Solar Ready Zone, Section 103.1-103.10	Residential	Home has adequate free roof area, as noted: Conditioned Floor Area (CFA) (sq. ft.) to the Minimum Free Area (MFA) (sq. ft.) within +/- 45 degrees of true South: CFA up to 2,000 = 110 MFA; CFA 2001 - 4000 = 220 MFA; CFA 4001 - 6001 = 330 MF; CFA 6001+ = 440 MFA.	2		
Solar	N/A	Both	Photovoltaic (PV) system installed.	10		
EV	N/A	Both	Level II EV charger installed.	2		
EV	N/A	Both	ENERGY STAR certified EV charger.	2		
Innovation	N/A	Both	Innovative product or design points (to be awarded based on demonstrated energy or resource conservation).	10		
Environmental Design	N/A	Both	ENERGY STAR certification (10 points) or NextGen certification (15 points).	15		

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Environmental Design	LEED	Both	Both residential and commercial new construction and building upgrades/renovations may qualify for the United States Green Building Council's LEED certification. The following points are available following LEED certification and documentation being presented to Borough: Platinum (25 points), Gold (20 points), Silver (15 points), and Certified (10 points).	25		
Environmental Design	Zero Energy Ready Program	Residential	The Zero Energy Ready Home program is a certification representing sustainable achievements and readiness steps for a variety of homes, even including manufactured. Points are awarded after a home is verified and the certification is achieved.	20		
Environmental Design	PHIUS	Both	Phius is one of the leading passive building certification programs in North America. Points will be awarded after certification.	20		
Bikeable Area	IgCC, 501.3.7.2.1	Commercial	Bicycle parking spaces shall be provided for at least 5% of the occupant load of each building but not less than two parking spaces.	5		