

Why Build to a Home-Performance Certification Standard?

Consider these reasons why a homeowner should have a home built to a performance standard:

- **Consistency and quality control** – Any home builder can make the claim that he/she builds high-performance homes. But individual builder’s definitions of high performance can vary widely. Only by having a home been built and certified by one of the national programs can the buyer be assured of high performance. A builder who follows a national-program checklist while constructing a home is unlikely to leave out an important component or test. Airline pilots follow flight checklists and builders should follow construction checklists to assure an important step is not omitted.
- **Money in your pocket** –
 - A high-performance home is energy efficient meaning that the homeowner spends less for energy costs than a home not constructed to such standards.
 - A home meeting (or exceeding) the energy efficiency standards of Energy Star may qualify for an [“Energy Efficient Mortgage”](#). The EEM allows borrowers to qualify for a larger mortgage as a result of the energy savings. The EEM benefits those buying new, energy efficient homes or those purchasing existing homes that need energy improvements.
 - Energy-efficient (e.g., qualifying HVAC units) or renewable energy (e.g., solar panels) components installed in support of a home-performance program may qualify for [Arizona utility company rebates, and Arizona state and federal tax incentives](#).
 - Indoor and outdoor water-efficiency features which are a part of certain performance standards will save money on water-utility bills.
 - A certified high-performance home is more durable meaning that money is spent less frequently for maintenance and repair.
- **Potentially higher re-sale value** – When comparing homes on the market, one which has been certified to be energy efficient, have good indoor air quality or other home performance features will command a higher re-sale value than one which is built with standard construction techniques.
- **Health and Comfort** - A home constructed to home-performance certification standards includes features for a healthier indoor environment and are more comfortable in terms of temperature and humidity.

From a broader perspective, the built environment has a vast impact on the natural environment, human health, and the economy. By adopting high-performance (aka green) building strategies, we can maximize both economic and environmental performance. High-performance construction methods can be integrated into buildings at any stage, from design and construction, to renovation and deconstruction. However, the most significant benefits can be obtained if the design and construction team takes an integrated approach from the earliest stages of a building project. Consider the following global-scale reasons to

Environmental benefits

- Enhance and protect biodiversity and ecosystems
- Improve air and water quality
- Reduce waste streams
- Conserve and restore natural resources

Economic benefits

- Create, expand, and shape markets for green product and services
- Improved occupant productivity
- Optimized life-cycle economic performance
- Enhanced potential for higher appraised value on re-sale

Social benefits

- Enhance occupant comfort and health (also an economic benefit)
- Heighten aesthetic qualities
- Minimize strain on local infrastructure
- Improve overall quality of life

In the U.S. Buildings Account For

- 39 percent of total energy use
- 12 percent of the total water consumption
- 68 percent of total electricity consumption
- 38 percent of the carbon dioxide emissions