



**HOME BUILDERS ASSOCIATION OF CONNECTICUT, INC.**

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*Your Home  
Is Our  
Business*

March 8, 2012

To: Senator John Fonfara, Co-Chairman  
Representative Vickie Nardello, Co-Chairman  
Members of the Energy & Technology Committee

From: Bill Ethier, Chief Executive Officer

Re: House Bill 5385, AAC Energy Retrofits for Certain Buildings and the  
Disclosure of the Energy Efficiency of Certain Buildings

**The HBA of Connecticut is a professional trade association with almost 1,000 member firms** statewide, employing tens of thousands of Connecticut citizens. Our members, all small businesses, are residential and commercial builders, land developers, home improvement contractors, trade contractors, suppliers and those businesses and professionals that provide services to our diverse industry. Our members build 70% to 80% of all new homes and apartments in the state each year and are involved in countless home improvement projects.

We created and run the HBACT Green Homes Council and work to promote green home construction standards and building practices, including energy efficiency practices. See our web site and click on the [Build Green Connecticut](#) logo on the home page. **However, we cannot support the requirement in HB 5385 to conduct energy evaluations prior to the transfer of homes.**

Without a government or utility subsidy, which we do not encourage as a general policy matter to contain spending and taxes, the market rate to conduct a HERS (Home Energy Rating System) evaluation is \$700 to \$1,200 per home. This is a huge new cost that HB 5385 would add to a home real estate transaction, and one that the housing market cannot afford. The housing market is struggling to recover and by all credible accounts we have a long way to go. HB 5385 throws up another roadblock to moving existing inventories of unsold homes through the marketplace, which in turn impedes the new home construction market that depends on the ability of new home buyers to sell their existing homes. **Since new homes are built to much higher energy efficiency standards, HB 5385 could, therefore, have the unintended consequence of keeping people in older, less efficient homes.**

We are also unaware of any problems with home owners being scammed or otherwise harmed by energy raters that justifies the creation of new regulations governing same. Moreover, the "energy consumption" history addressed in the bill is different than an energy efficiency evaluation. Energy consumption is hugely dependent on occupant behavior – you can have the most efficient building envelope possible but it doesn't do much for energy consumption if the occupant leaves the windows open during the winter months. **Please do not support HB 5385.** Thank you for considering our comments on this legislation.

*"Leading Our Members to Professional Excellence."*

**Serving the Residential Development & Construction Industry Through Advocacy, Education & Networking**

## Build Green Connecticut™

The HBA of CT is bringing green to the mainstream with

### Build Green Connecticut™

Based on the National Green

Building Certification Program™, it

includes the first and only ANSI-

certified, green building standard

in the nation (the NGBS, or Na-

tional Green Building Standard,

ICC 700-2008). In September

2008 the HBACT's Build Green

Connecticut program was one of

the first in the nation to formally

affiliate with the NAHB's (now the

NAHB Research Center's) Na-

tional Green Building Program.

The 2012 edition of the NGBS is

under development. Peter Fusaro,

chairman of the HBACT Green

Homes Council (see reverse),

serves on the Water Efficiency

task group, one of seven groups

working to update the standard.

See **Build Green Connecticut™** online at [www.hbact.org](http://www.hbact.org), click on the **Build Green Connecticut** logo.

## Resources for Builders and Consumers

- **HBACT Green Homes Council** (see reverse)
- **Free, Online Scoring Tool** that allows builders and consumers to gauge how green their projects will be.
- **Certification Program** that enables builders, remodelers and consumers in CT to assure their homes are green.
- **Educations Programs**, from a one-day Building Science & Green Building Seminar to Marketing Green, to plan review workshops by certified NGBS verifiers, and green building courses offered locally.
- **Certified Green Professional 8 (CGP)**, offered through local associations in CT, a designation that enables housing industry professionals to gain and market green experience.
- **Information** on the Nat'l Green Building Standard (NGBS), incentives, tax credits, and other green resources.

## What is Green Building?

Green homes incorporate environmental considerations and resource efficiency into every step of the building and development process to minimize environmental impact.

## NGBS

The National Green Building Standards (ICC 700-2008) is the first residential green building rating system to undergo the full consensus process and receive American National Standards Institute (ANSI) approval. The four threshold levels—Bronze, Silver, Gold and Emerald—allow builders to achieve entry-level green building or the highest level of sustainable green building.



Single-family, multi-family, residential remodeling, and site developments are all covered in the standard.

The standard covers seven areas: lot design and preparation; resource efficiency; energy efficiency; water efficiency; indoor environmental quality and comfort; operation; maintenance and homeowner education; and global impact.

## Benefits of Belonging to the Green Homes Council

- Discounts to educational programs, sponsorships, and other HBA green-related events.
- Exclusive invitations to meetings held at homes, during or after construction, built under the National Green Building Standard.
- Opportunities to help shape Build Green Connecticut's programs and activities.
- Networking opportunities.
- Special access to Green Home Council member-only information.
- Use of Build Green Connecticut logo.

**HBACT Green Homes Council membership is open to all professionals in the residential construction and development industry.**

### Join Today:

Name: \_\_\_\_\_

Co./Firm \_\_\_\_\_

Address: \_\_\_\_\_

City/Town: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

YES, I want to be an HBACT Green Homes Council member. Please check one:

- HBA Member (\$50)  
 Non-Member (\$100)

Please send this application and check, payable to HBA of CT, to the address below, or call us with your MasterCard or VISA info.

Home Builders Association of Connecticut  
 3 Regency Drive, Suite 204  
 Bloomfield, Connecticut 06002  
 ph: 860-216-5858 ~ fax: 860-206-8954  
 e-mail: admin@hbact.org ~ www.hbact.org

**The HBA of CT  
Green Homes  
Council**

A forum for professionals in the residential building and remodeling industry in Connecticut to learn about and share information on green homes.

The HBACT Green Homes Council  
 is part of  
 Build Green Connecticut™  
 (see inside).

