The technical specifications of the rating are governed by a national consensus ANSI standard that is incorporated into the International Energy Conservation Code (IECC).

The HERS Index accounts for a home’s energy consumption of heating, cooling, water heating, lighting and some appliances.

The national standard by which a home’s energy efficiency is inspected and rated is the Home Energy Rating System (HERS) Index.

A 1-point change in the HERS Index represents a 1% change in energy use.

A lower Index Score means a home uses less energy.

A home with a HERS Index Score of 0 produces as much energy annually as it uses.

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