

# RESNET® HERS® Addendum 107

## Authorization for Voluntary Use of ANSI/RESNET/ICC 301-2025 with HERS Standards Addenda 77, 82, 83f, 85, 89f, 90f, 94, 98f, 103 and 107

|                                                       |                              |
|-------------------------------------------------------|------------------------------|
| <b>Date Approved:</b>                                 | September 28, 2026           |
| <b>Voluntary Compliance Date (VCD):</b>               | January 1, 2027 (projected)  |
| <b>Mandatory Compliance Date<sup>[1]</sup> (MCD):</b> | <u>Will Not be Mandatory</u> |
| <b>Transition Period:</b>                             | NA                           |
| <b>Proponent:</b>                                     | SDC 300                      |
| <b>Organization:</b>                                  | RESNET                       |

### Purpose:

Addendum 107 authorizes voluntary use of ANSI/RESNET/ICC 301-2025 together with HERS® Standards Addenda, 77, 82, 83f, 90, 94, 98f, and 103 on the VCD. (HERS Index ratings must comply with all of the listed HERS addenda if Standard 301-2025 is selected.)

ANSI/RESNET/ICC 301-2022 becomes the core standard for RESNET HERS Index ratings on January 1, 2027, the MCD of HERS Addendum 76. The next HERS update will adopt ANSI/RESNET/ICC 301-2028 as the core standard on or after January 1, 2029. Use of Standard 301-2025 and the HERS addenda will remain voluntary until that update. Standard 301-2028 will include all Standard 301-2025 and the HERS addenda amendments, and all formal interpretations of Standard 301-2022.

## **Amendment:**

### ***Modify the ANSI/RESNET/ICC 310 definition of Bedroom as follows:***

**Bedroom** – ~~For one- and two-family Dwellings and Townhouses, a room or space 70 square feet of floor area or greater, with Egress Window or skylight, and doorway to the main body of the Dwelling Unit, that can be used for sleeping <sup>41</sup>. For all other Dwelling Units, a room or space that can be used for sleeping. For all Dwelling or Sleeping Units, the number of Bedrooms shall not be less than one. A room or space 70 square feet of floor area or greater that can be used for sleeping, with emergency escape and rescue openings or two means of egress serving the dwelling unit or sleeping unit, and privacy provisions capable of isolating it from the main body of the Dwelling Unit. A room that includes equipment or appliances intended to be used for cooking, mechanical systems, sanitation, or laundry, or a room intended for use as an access or egress area to the main body of the Dwelling Unit shall not be considered a bedroom.~~

<sup>41</sup> (Informative Note) ~~A “den,” “library,” “home office” or other similar rooms with a closet, Egress Window, and doorway to the main body of the Dwelling Unit as well as 70 square feet of floor area or greater are considered a Bedroom. However, living rooms, foyers, and other rooms not intended for sleeping are not. The number of rooms identified as Bedrooms is used to determine the number of occupants.~~

### ***Modify the ANSI/RESNET/ICC 301 definition of Bedroom as follows:***

**Bedroom** – A room or space 70 square feet of floor area or greater that can be used for sleeping, with emergency escape and rescue openings or two means of egress ~~serving from~~ the dwelling unit or sleeping unit, and privacy provisions capable of isolating it from the main body of the Dwelling Unit. A room that includes equipment or appliances intended to be used for cooking, mechanical systems, sanitation, or laundry, or a room intended for use as an access or egress area to the main body of the Dwelling Unit shall not be considered a bedroom.

### ***Modify the RESNET HERS Standards Chapter 3 as follows:***

## **301 General Provisions**

### **301.1 Purpose**

The provisions of this Standard establish residential energy rating and labeling standards, consistent with the provisions of the Energy Policy Act 1992 that any provider of home energy ratings may follow to produce uniform energy ratings for Residential Buildings.

### **301.2 Scope**

These Standards apply to existing or proposed, site-constructed or manufactured, Dwelling Units and Sleeping Units in Residential and Commercial Buildings, excepting hotels and motels.

### **301.3 Relationship to Other Standards.**

This Standard is a companion to HERS Standards [Chapter 1](#), "RESNET National Standard for Rating Quality Assurance Providers"; HERS Standards [Chapter 2](#), "RESNET National Standard for Instruction, Assessment and Certification"; HERS Standards [Chapter 6](#), "RESNET National Standard for Sampled Ratings" and; HERS Standards [Chapter 9](#) "RESNET National Standard for Quality Assurance".

## **302 Definitions**

The following terms of section 302.1 through 302.5 have specific meanings as used in this Standard. In the event that definitions given here differ from definitions given elsewhere, including those given in ANSI/RESNET/ICC 301, the definitions given here shall govern.

### **302.1 Approved Rating Provider**

Shall mean a RESNET-accredited Quality Assurance Provider who is listed in good standing in the National RESNET Registry.

### **302.2 Approved Software Rating Tool**

Shall mean a RESNET-accredited HERS® Rating Tool that has been tested and approved in accordance with RESNET Publication 002 and that is listed in the RESNET National Registry of Accredited Rating Software Programs

<https://www.resnet.us/providers/accredited-providers/hers-software-tools/>

### **302.3 Approved Tester**

Shall mean a RESNET Rater or Rating Field Inspector (RFI) who has been certified by a RESNET-accredited Quality Assurance Provider and who is listed in good standing in the National RESNET Registry.

### **302.4 Certified Rater**

Shall mean a RESNET Rater who has become qualified to conduct home energy ratings through certification by a RESNET-accredited Quality Assurance Provider and who is listed in good standing in the National RESNET Registry.

### **302.5 Approved IDR Review Authority**

Shall mean the RESNET Standards Development Committee 300 (SDC 300).

## **303 Technical Requirements**

### **303.1 Applicable Standards**

All RESNET Home Energy Ratings conducted in accordance with this Standard shall comply with the provisions of ANSI/RESNET/ICC 301, Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units Using an Energy Rating Index, ANSI/RESNET/ICC 310, Standard for Grading the Installation of HVAC Systems, ANSI/RESNET/ICC 380, Standard for Testing Airtightness of Building, Dwelling Unit and Sleeping Unit Enclosures; Airtightness of Heating and Cooling Air Distribution Systems; and Airflow of Mechanical Ventilation Systems and the RESNET HERS Standards addenda modifying those standards.

**Exception 1:** RESNET Home Energy Ratings conducted in Puerto Rico and the US Virgin Islands shall comply with the provisions of ANSI/RESNET/ICC 301, except that Ratings of homes are permitted to use a default infiltration rate of 10 ACH50 in lieu of conducting an airtightness test in accordance with Standard ANSI/RESNET/ICC 380. In addition, for a home in the Tropical Climate Zone for which its Living Space is not serviced by a space heating mechanical system and not more than one-half of its Living Space is serviced by a space cooling mechanical system, the Conditioned Space Volume shall be defined as the volume of its Living Space and the Conditioned Floor Area shall be defined as the floor area of its Living Space.

~~**Exception 2:** RESNET Home Energy Ratings shall be calculated using the modifications of referenced standard ANSI/RESNET/ACCA/ICC 310-2020 established by Addendum 53f and Addendum 89f. (See Addendum 53f and Addendum 89f).~~

**Exception 23:** Sampled Ratings for Townhouses and ~~D~~etached one- and two-family Dwellings Units are not permitted. Sampled Ratings for Dwelling Units and Sleeping Units are permitted, except those in Townhouses and detached one- and two-family Dwellings. For Sampled Ratings ~~of Attached Dwelling Units~~, the requirements of RESNET HERS Chapter 6 shall supersede the requirements of ANSI/RESNET/ICC 301-2022, Section 7.1.4.4.

**Exception 34:** RESNET Home Energy Ratings shall be calculated using the following HERS Standards addenda modifications of Standards ANSI/RESNET/ICC 301, ANSI/RESNET/ICC 310 and ANSI/RESNET/ICC 380 ~~established by HERS addenda:~~

- ~~Addendum 66, CO<sub>2</sub>e Index~~
- ~~Addendum 79, Table 5.1.2(1) Informative Note Correction~~
- ~~Addendum 71f, SEER2 and HSPF2 Conversions~~
- ~~Addendum 74, Space Constrained Heat Pumps~~
- Addendum 77, Heat Pump Water Heaters
- Addendum 82, Direct Expansion HP &AC Modeling
- Addendum 83f, CMU Insulation Grading and R-Values
- Addendum 85, Temporarily Converted Garages
- Addendum 89f, Handheld Watt Meters (Amends reference Standard 310)
- ~~Addendum 90i, Service Hot Water~~
- Addendum 90f, Service Hot Water
- Addendum 94, Ground Source Heat Pump Shared Pump Power
- ~~Addendum 98i, Repeal Appendix B Exterior Wall Orientation Criteria~~
- Addendum 98f, Repeal Appendix B Exterior Wall Orientation Criteria
- Addendum 103, Direct Expansion HP &AC Modeling Supplement
- Addendum 107, Standard 310-2025 Bedroom Definition

### 303.2 Rating Registration

All Confirmed, Threshold and Sampled HERS Ratings shall be registered with the National RESNET Registry in accordance with Sections [102.1.4.10](#) and [102.1.4.12](#).

### 303.3 HERS Rating Tools

All RESNET-accredited HERS Rating Tools shall prohibit printing of Confirmed, Threshold and Sampled HERS Ratings until such rating has been registered with the National RESNET Registry and a unique registration identification has been assigned. Said registration identification shall be prominently displayed on all printed HERS Rating reports.

## 304 Normative References

ANSI/RESNET/ICC 301-~~2022~~2025, "Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index.", ~~including the amendments of Addendum A RECs, Addendum B CO<sub>2</sub>e, Addendum C Interim Updates, and Addendum E Central Fan Integrated Supply Systems~~ including normative appendices.

ANSI/RESNET/ICC 380-~~2022~~2025, "Standard for Testing Airtightness of Building, Dwelling Unit and Sleeping Unit Enclosures, Airtightness of Heating and Cooling Air Distribution Systems, and Airflow of Mechanical Ventilation Systems", ~~including the amendments of Addendum A Reference Standards and Addendum B Central Fan Integrated Supply Systems~~.

ANSI/RESNET/ICC 310-~~2020~~2025, "Standard for Grading the Installation of HVAC Systems RESNET HERS- Mortgage Industry National Home Energy Rating Systems", including normative appendices ~~and RESNET HERS adopted addenda~~.

RESNET HERS Chapter 1, "National Accreditation Procedures for Home Energy Rating Systems" including addenda.

RESNET HERS Chapter 2, "National Rater Training and Certifying Standard" including addenda.

RESNET HERS Chapter 6, "RESNET National Standard for Sampled Ratings"

RESNET HERS Chapter 9, "RESNET National Standard for Quality Assurance" including addenda.

<sup>[1]</sup> The Mandatory Compliance Date- The date on which compliance with an amendment approved for publication shall be required for any Dwelling Unit or Sleeping Unit with a Building Permit Date on or after that date. Alternatively, the date of the HERS Rater or RFI's first site visit, the date of the application of the permit, or the date of the contract on the home is permitted to be used as the Building Permit Date.