



Setting the Standards for
Home Energy Efficiency

Approved
RESNET® Board of Directors Meeting Minutes
 Boston, Massachusetts
 October 29, 2024

Board Members Present	Board Members Absent	Staff Present
Sandra Adomatis Jacob Atalla Erin Bordelon Lindsey Elton Philip Fairey Matt Gingrich Emilie Glitch John Hensley Ian Hughes Leo Jansen Mark Johnson Cy Kilbourn Abe Kruger Chris McTaggart Robert Pegues Curt Rich Jonathan Risch	David Beam	Steve Baden Laurel Elam Clara Hedrick Cardice Howard Ryan Meres Others Present Robin LeBaron, Pearl Certification (Presenter) Shawn Torbert, Consortium for Energy Efficiency (Presenter)

Meeting Called to Order

Mark Johnson, RESNET Board President called the meeting to order at 10:54 a.m. Eastern.

Roll Call

On behalf of RESNET Board Secretary Philip Fairey, Clara Hedrick of RESNET Staff called the roll. A quorum was present.

Approve Draft Agenda

Mark Johnson stated that due to time constraints the following agenda items were to be removed from meeting’s proposed agenda and addressed in a future meeting:

- **ASHREA 90.2. Update (Philip Fairey, ASHREA 90.2 Committee)**

- **2025 RESNET Conference Update – Clara Hedrick, RESNET Support Team**

Ian Hughes made a motion to approve the draft agenda as amended. Jacob seconded the motion. Agenda was approved by voice vote.

RESNET Anti-Trust Policy

Curt Rich reviewed the RESNET Anti-Trust policy which was included in the Board meeting packet and sent to Board members prior to the meeting.

In Memory of David Goldstein

Steve Baden, Philip Fairey and the RESNET Board took a moment to celebrate and reflect on David Goldstein's contributions to RESNET as a technical expert, policy advocate and Board member.

Approve September 19, 2024 RESNET Board Meeting Minutes

Philip Fairey made a motion to approve the draft meeting minutes that were included in the meeting packet and sent to Board members prior to the meeting. Leo Jansen seconded the motion. The draft meeting minutes were approved by voice vote.

Standards Amendment Policy

Laurel Elam of RESNET staff provided an update on the problem of RESNET's Mortgage Industry National Home Energy Rating Standards (MINHERS) and addenda consistently lagging behind RESNET's American National Standards Institute (ANSI) adopted American National Standards (ANS) and addenda.

Working with RESNET's Standards Manager Rick Dixon, Laurel developed a proposal that the RESNET Board adopt a policy that new candidate ANSI and Major amendments to current ANS be first adopted as RESNET Proprietary MINHERS standards for refinement before pursuing ANSI recognition as an ANS.

Laurel and Rick's proposal also recommended that the RESNET board adopt an implementation policy consistent with its overarching standards development policy that the HERS will be maintained as the gold standard for rating a home's energy performance.

Leo Jansen made the following motion:

The RESNET Board adopt a policy that new candidate ANS or future major amendments to current ANS be first adopted as RESNET Proprietary MINHERS Standards before pursuing ANSI recognition as ANS and an implementation policy consistent with its overarching standards development policy that the HERS will be maintained as the gold standard for rating a home's energy performance.

John Hensley seconded the motion.

There was Board discussion following the motion.

Abe Kruger expressed possible confusion if amendments to the MINHERS were adopted and the ANS standard is modified through the ANSI standard development process.

Philip Fairey stated that any immediate effect will be minor and there are no immediate concerns with the logistics of adopting this new policy. He shared an example of how this type of testing is already successfully taking place. Special versions of software have been created to test against key updates in the standard addenda prior to their finalization in ANSI to determine the degree of significant change in HERS scores, the software's function against updated criteria, and other factors. This testing helps software developers and RESNET assess the impact to the Rating community and key stakeholders.

The board generally agreed that the effect will be negligible with this newly adopted policy.

Chris McTaggart brought concern over the RESNET's standards being on continuous maintenance. He stated that this is causing unnecessary reviews and confusion to the industry. He suggested a five-year update cycle instead.

The board further discussed the benefits, drawbacks and logistics of RESNET standards being on a continuous maintenance basis. No consensus was reached.

Cy Kilbourn felt there were valid concerns with consistency and continuous maintenance but this may be more easily addressed after the Board changes the order of the adoption process.

Chris McTaggart stated he's comfortable with tabling his concerns about development cycles for a future meeting.

Robert Pegues offered a friendly amendment to include "after a MINHERS amendment or standard is adopted, it must be submitted to the ANSI process within 6 months".

Leo Jansen who made the original motion and John Hensley who seconded the motion accepted this friendly amendment.

A vote was conducted via voice vote. The amended motion passed with Abe Kruger voting against it.

RESNET/ICC Energy Code Compliance Program

Mark Johnson shared the goals determined by the RESNET and ICC collaboration including development of standards that support energy codes, ensuring effectiveness and regulatory relevance through RESNET participation in the International Code Council (ICC) standards development process, improving code compliance knowledge, raising the level of code compliance across the US, and ultimately improving the performance of residential building construction.

Mark offered data supporting a marked increase in participation in all code projects. Partnerships with RESNET providers and trainers such as BER support the success of those in code enforcement and building skilled labor pools to support code enforcement.

He stated that ICC and RESNET entered into a new agreement that included an “ICC/RESNET Code Compliance Collaboration.”

Steve Baden shared the key elements to ICC/RESNET Code Compliance Collaboration to achieve the common goal of better home performance. Compliance and enforcement are the most important aspect and the most common challenge seen in ICC processes. A scope of work is to be created that covers 2008-2024 ICC for ICC certified Raters to use as a resource to help prevent QA issues in the field. On a certificate applied to a Rated home, there will be a QR code pointing back to the appropriate documentation for code officials to access easily. This partnership will benefit both parties as more oversight and transparency for Raters benefits all QA initiatives.

Steve stated that he tasked Chris McTaggart to form a working group to produce recommendations for strengthening and defining HERS Rater’s role in code compliance. Raters have always been involved in code compliance-related field activities that aren’t clearly defined or included in QA processes.

Recommendations of RESNET HERS Raters as Energy Code Compliance Working Group

Chris provided a review of the three meetings conducted under this task group. The group generally agreed that the compliance option needs to be comprehensive across all code compliance field work to be effective. The 2021 IECC was determined to be a good benchmark because HUD and USDA reference it currently. 2024 may also be sufficient, but current code practices including state and local amendments are already covered under the proposed checklist. Consistent and standardized documentation is also key to this project’s success in the field. A clear scope of work benefits the Rater and the code officials as well as protects RESNET Raters from liability concerns. A clear boundary to help code officials understand a Rater’s duties is also included in this checklist.

Chris described the working group’s framework in which the goals could be adopted. RESNET, FSEC, and Ekotrope are already working on including compliance path options within registry schema.

He stated that a budget for implementation will be a detail for the group to bring back to the board in the future.

Chris also brought the topic of whether this certification should be mandatory for HERS raters or allowing voluntary compliance for Raters. He said that he was not presenting a motion on this topic to allow more time for the working group to develop a consensus on the best path for mandatory vs. voluntary and make a recommendation to the RESNET Board.

Cy Kilbourn made the following motion:

The RESNET Board approve that the task group proceed with the following:

- ***Program as framework to outline compliance documentation***
- ***Program is comprehensive, inclusive of all core elements of energy code compliance***
- ***Documentation produced is uniform and standardized***
- ***2021 IECC benchmark for program development***
- ***Builders/code officials will need visibility, accountability, QA for buy-in***
- ***Training, PDHs for IECC/HERS Compliance Specialists required***
- ***The Working Group will develop an implementation plan to factor in the budget cost and software with an implementation target of 2026.***

Matt Gingrich seconded the motion.

Motion passed unanimously by voice vote.

RESNET/Pearl Existing Homes Rental Property Electrification - Decarbonization Initiative

Robin LeBaron of Pearl Certifications shared his and Pearl's background and Pearl's priority of driving energy efficiency improvements in existing homes. These improvements increase the value of existing homes.

Robin shared the status of the current RESNET-Pearl collaboration. HERS Index Scores and RESNET resources currently appear on Pearl's Home Energy Dashboard. The National Association of Realtors has data demonstrating a cultural shift of their members holding an interest in energy efficiency initiatives in residential homes.

Steve Baden shared that the Build to Rent movement provides momentum and a viable market for programs like Pearl. Providing education to homeowners, verifying energy efficient improvements made on homes, and Pearl certifications can spur this.

Steve also clarified that this collaboration is still in its beginning stages, but the HERS Index is already receiving more brand awareness as an early result. Robin shared that he is currently in talks with green agencies with the common goal of considering a rental property electrification initiative and has received positive reaction.

Sandra Adomatis shared that Pearl performs a lot of education with realtors, so RESNET should have a hand in ensuring the best and most effective information is provided to them. Approximately 250,000 Pearl certifications have been issued to date, largely in California, Colorado, Massachusetts, New York and Virginia.

Consortium for Energy Efficiency (CEE) Whole House New Homes Update

Shawn Torbert of the CEE shared an overview of his background and CEE's primary purpose and goals. First and foremost is to advance energy efficiency and decarbonize the built environment.

Shawn shared the changes in the Energy Rating Index (ERI) scores in the CEE's revision of its new homes program in which the ERI scores are more stringent.

RESNET 2023 Financial Audit

On behalf of RESNET Board Treasurer David Beam, Cardice Howard stated that Krost, RESNET's auditor, completed the 2023 audit and found no adjustments needed. Again in 2023 RESNET received a clean bill of health from its independent financial auditor. Cardice extended her gratitude to the audit committee and Faye Berriman, RESNET Controller, for their hard work. The 2023 RESNET audit was included in the meeting packet that was sent to Board members prior to the meeting.

Cy Kilbourn made a motion that the RESNET Board acknowledge receipt and accept the audit as presented. Philip Fairey seconded the motion. The motion passed unanimously.

Proposed Federal Tax Credit for Water Efficient Homes

Steve Baden announced that RESNET has been working with a coalition of water efficiency groups in proposing a federal tax credit for WaterSense homes as the 45L tax credit does for ENERGY STAR homes. He stated that RESNET's Washington lobbyist Carl Chidlow and Laurel Elam met with an aide of Nevada's Senator Cortez Masto on the concept. The Senator is interested in introducing such legislation and offered a draft bill for RESNET to review. Steve stated that he is working with the water efficiency coalition and the Leading Builders on input to the working draft of the legislation.

RESNET Research on ERI/HERS Index Paths for Federal Programs and Local Energy Codes

Ryan Meres of RESNET staff shared an update on the 2024 International Energy Conservation Code (IECC). He also reviewed the key changes to the ERI path in the 2024 IECC as well as data outlining the target ERI scores and their unalignment with the actual data by climate zones.

He defined RESNET's viewpoint when it comes to code efficiency advocacy is bringing states that are behind up to 2021 levels. RESNET's goals in Energy Code Adoption include meeting states/jurisdictions where they are and help them establish a path for improving energy efficiency, an energy code that sets forward-looking performance-based efficiency target scores, third party code compliance verification backed by QA, and reducing the burden of compliance on code officials.

RESNET is avoiding weakening existing energy code efficiency levels, eliminating mandatory requirements or envelop backstops, and changes to prescriptive code requirements.

The IECC code amendment to the 2024 IECC in southern Nevada is currently being reviewed by the southern NV building official community. This amendment reduces HERS Index target scores every three years through 2023 and includes other vital requirements. Ryan shared that proposals for edits to 2027 IECC are due December 9th. RESNET is considering submitting a proposal.

Ryan also displayed some examples of the concept of a new path to better efficiency levels that could be introduced as a new appendix to the IECC. The board generally agreed to host a webinar to go more in depth with this proposed appendix and proceed from there. Jacob Atalla inquired about how to further leverage this plan. Ryan to further develop the path for this and a virtual Board meeting will be called to consider it.

New Business

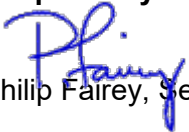
There was no new business.

Adjournment

Philip Fairey moved to adjourn the meeting.

The meeting adjourned at 3:35 p.m. Eastern.

Respectfully Submitted,


Philip Fairey, Secretary