



Setting the Standards for Home Energy Efficiency

Interpretation: Modeling Homes Without Builder Specified Appliances Installed

Designation IR 301-2019-026

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Reference: This request for Interpretation refers to the requirements presented in Standard:
ANSI/RESNET/ICC 301-2019

Page Number(s): pages 42, 44

Section(s): 4.2.2.5.2; 4.2.2.5.2.8, 4.2.2.5.2.10

Table(s): Table 4.2.2.5(1) Lighting, Appliance and Miscellaneous Energy Loads in electric Energy Rating Reference Homes

Relating to: Rated Home Modeled efficiency



Background: *Provided by person requesting the interpretation.*

Item 4.2.2.5.2 does not allow custom energy model inputs for the specified components in a Rated Home “without a refrigerator, dishwasher, range/oven, clothes washer or clothes dryer...”

Item 4.2.2.5.2.8 does not allow custom energy model inputs for the specified component in a Rated Home that “has no in-unit clothes dryer, and no shared clothes dryers are available in the building or on the project site for daily use by the Rated Home occupants or they exist, but the ratio of Dwelling Units to shared clothes dryers is greater than 14.”

Item 4.2.2.5.2.10 does not allow custom energy model inputs for the specified component in a Rated Home that “has no in-unit clothes washer, and no shared clothes washers are available in the building or on the project site for daily use by the Rated Home occupants or they exist, but the ratio of Dwelling Units to shared clothes washers is greater than 14.”

These items are in themselves unclear in how it can be determined when the Rated Home is “without” these building components or when it “has” them.

(This statement should identify what is unclear or contradictory in the standard and why clarification is necessary.)

Interpretation: *Provided by person requesting the interpretation.*

A builder-purchaser-contract-based verification method is able to be used to determine if a Rated Home has a clothes washer/dryer.

Accordingly, a builder could present a standard contract that they sign with all purchasers in every home sale stating that the homeowner agrees to purchase a clothes washer and/or dryer meeting or exceeding the efficiency of a specified set of efficiency parameters if a) not being supplied a clothes washer and/or dryer at purchase, b) said appliance(s) are purchased for the home at any point of their ownership, and c) they are purchasing a HERS Rated Home. The contract specifies the annual energy use (kWh/yr) and Integrated Modified Energy Factor (IMEF) for washers and the Combined Energy Factor (CEF) for dryers, explains how to compare each type of specification (i.e. larger number = more efficient), and directs the owner to ENERGY STAR's respective Product Finder databases.

The stated annual energy use, IMEF, and CEF would accordingly be acceptable inputs in every HERS Rated Home built by this builder lacking a builder-installed washer and/or dryer with different efficiency specifications.

Question: Is this Interpretation correct?

SDC Answer: (Yes/**No**)

SDC Comments: Appendix B of 301-2019, Inspection Procedures for Minimum Rated Features, specifies that performance metrics for these appliances be collected ***when installed at the time of inspection***. Relying on individual homeowners to purchase and install appliances that meet a specified performance level is not equivalent to inspecting and recording installed appliances. Section 4.2.2.5.2 states in part *For a Rated Home without a refrigerator, dishwasher, range/oven, clothes washer or clothes dryer, the values from Table 4.2.2.5(1) shall be assumed for both the Energy Rating Reference Home and Rated Home.*



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