



Setting the Standards for
Home Energy Efficiency

Interpretation Request: Application of ANSI/RESNET 301-2014 to Multifamily Buildings

Designation: Interpretation 2016-001 Ratings for Buildings Containing Multi-Family Dwellings

Approved: November 15, 2016 by SDC 300, Testing, Calculation and Labeling for Home Energy Ratings

Effective Date: December 15, 2016

Proponent: Chris McTaggart, Building Efficiency Resources

Applies to: ANSI/RESNET/ICC 301-2014. Possible direct section references include 2, 4.1, 5, 5.1.4.1, RESNET MINHERS Standards Appendix B (definition of "Home")

Issue:

Raters, Providers, and Program Administrators have inconsistent interpretations related to energy ratings in multifamily buildings due to potentially conflicting terms used in ANSI 301 and MINHERS. The Proponent requests formal interpretation on whether ratings are permitted on multifamily buildings, or limited to the dwelling units within the buildings.

Interpretation:

For rating purposes, a multifamily building with multiple dwelling units shall have individual confirmed or sampled ratings for each dwelling unit. A single whole-building Projected, Sampled or Confirmed Rating is not permitted on a multifamily building with multiple dwelling units.

A single HERS Rating representing a multifamily building with multiple dwelling units shall therefore not be uploaded into the RESNET Building Registry. Only HERS Ratings on dwelling units are permitted to be uploaded into the RESNET Building Registry.

This interpretation also seeks to clarify that spaces on a multifamily property that are not dwelling units, as defined in IECC 2015, shall not receive HERS ratings.

Rationale:

Per ANSI/RESNET/ICC 301-2014, section 5.1.4.1, a confirmed rating is "a Rating Type that encompasses one individual dwelling or dwelling unit and is conducted in accordance with Sections 5.1.4.1.1 through 5.1.4.1.3".



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Advisory Guidance:

Multifamily homes are growing increasingly important to the HERS Industry. Previously an ad hoc group developed a set of guidelines for the rating of low, mid and high rise multifamily buildings. In August 2014, the RESNET Board of Directors adopted the guidelines. To view the guidelines, go to [RESNET Guidelines for Multifamily Energy Ratings](#).

It was the intent of the Board of Directors that the guidelines would subsequently be made into formal RESNET standards. Work on this has begun in earnest with the appointment of a Multifamily HERS Ratings Subcommittee by the RESNET SDC 300. The subcommittee is tasked with the development of a draft set of standards that can be submitted to the RESNET standards amendment public review and comment process.

While these Standards may develop a protocol to develop an average dwelling unit Energy Rating Index that can be used to represent a multifamily building, that protocol is not currently available.

Until it is available, if a single Energy Rating Index for a multifamily building is needed for code compliance or other programmatic reason, that Energy Rating Index may be calculated using a conditioned floor area weighted average of the Energy Rating Index values from the individual dwelling units; or a weighted average of the Energy Rating Index values from the individual dwelling units based on the unit distribution; or the largest Energy Rating Index of all dwelling units in the building, as approved by the authority having jurisdiction. (Note: Whole building ratings used to calculate a single Energy Rating Index for the building shall not be uploaded into the RESNET Building Registry.)