

## **Amendment: Chapter Nine: Multifamily Field Quality Assurance and Petitions for Stay of Action on Provider Discipline**

### **Proponent:**

RESNET Quality Assurance Committee

### **Applies to:**

Mortgage Industry National Home Energy Rating Systems Standards

### **Proposed Amendments**

#### Section 904

##### **904.4.2.6 QA Field Reviews for Multifamily Ratings.**

**904.4.2.6.1 For multifamily projects, field review shall include an inspection of all minimum rated features of the units within that building that are possible to be inspected during the time of the QA. This means that the QAD shall inspect attic insulation via a common attic access where present, mechanical rooms that house common mechanical systems that serve multiple units, common ventilation systems, etc.**

**904.4.2.6.2 If the annual rating volume of a Rater is such that more than one QA is required for that annual period's field QA quota (i.e. the Rater did more than 100 ratings during the annual period), no more than one QA of units within a particular multifamily development shall count toward meeting the total field QA quota.**

**904.4.2.6.2.1 An exception would be if a particular multifamily development contained more than 100 units. In such an instance, one QA per every 100 units of that development shall count towards the annual QA quota.**

**904.4.2.6.2.2 Another exception would be if the Rater had one or more Rating Field Inspectors who worked on a particular multifamily development throughout the annual period, in which case the QAD may select multiple units with a particular multifamily development to count towards the annual QA quotas for each RFI assuming that those additional QAs represent work performed by the RFIs during the annual period.**

#### Section 913

**913.4** During the appeals process, all parties to the appeal may petition the body hearing the appeal (i.e. the RESNET Ethics and Appeals Committee or RESNET Board of Directors) for a stay of action **upon** expiration of the appeals process. A decision on the petition shall be rendered by the hearing body not later than **five (5) ten (10)** business days after receipt of the petition. **In the event that additional information is requested, an extension of ten (10) business days may be applied in order to allow the appellant sufficient time to respond.**

Effective Date: 30 days after adoption by RESNET Standards Management Board

**Rationale:**

Section 904

The proposed language helps clarify and specify the true role of performing QA on a multifamily building. Forcing a QAD to do QA on a top floor end unit and bottom floor end unit doesn't do anything special to ensure that the QA on the multifamily development is thorough and represents all of the critical minimum rated features. There is generally nothing particularly special about end units that would necessitate that the QAD chose those. There is no value in having to specifically QA a bottom floor unit.

With this additional language, QADs will have more flexibility to choose units within a building, but will be made to inspect all of the most critical MRFs especially if items like attic insulation or mechanical systems can only be verified through common access points (which is often the case). Also, it will prevent a QAD/QADD from selecting units only within one particular development to meet a Rater's annual field QA quota in situations where the rater has performed more than 100 ratings and therefore needs more than 1 field QA.

Section 913

The RESNET Ethics and Appeals committee experienced its first petition for a stay of action on a provider disciplinary action. The committee has found that the current provisions for section 913.4 has a unrealistic time line for the committee. The proposed amendment will provide a more timely period for review and consideration of a petition.