



Setting the Standards for  
Home Energy Efficiency

### Proposed Standard Revision

---

Date Approved: January 15, 2018	Amendment #2018-01
Date Effective: February 14, 2018	
Proponent: Standard Development Committee 300	
Organization: RESNET	

---

#### Justification:

RESNET has received multiple Innovative Design Requests requesting authorization to produce a HERS rating for a four-story dwelling. Examples of such dwellings include three-story dwellings with a fourth-story loft over a certain relative size, three-story dwellings with a fourth-story bonus room in the attic space, and dwellings with a first-story walk-out basement and three stories above.

Four-story dwellings, such as these, cannot currently obtain HERS ratings that qualify for entry into the National RESNET Registry. With no other means of qualifying for HERS ratings, raters have resorted to Innovative Design Requests to obtain authorization on a case-by-case basis.

This issue will be resolved in the long-term through RESNET's development of a standard for multi-family dwellings and dwelling units which, together with Standard ANSI/RESNET/ICC 301-2014, will provide a suite of standards for Energy Ratings that cover all dwellings and dwelling units regardless of the building size they are located in.

However, until that standard is completed and implemented by RESNET there is a need for an interim solution better than the case-by-case authorization provided via the IDR, which was not intended for authorizing ratings for designs that are arguably standard, not innovative. This addendum provides that interim solution for this small subset of four-story dwellings by allowing such structures to receive a HERS rating that can be entered in the National RESNET Registry.

In addition, RESNET has obtained recognition of its Standard ANSI/RESNET/ICC 301-2014 by the International Energy Conservation Code as an alternative compliance option. Currently RESNET is the sole entity implementing Standard 301 and needs to align the Scope of its HERS with Standard 301 and the IECC to ensure coordination and acceptance of the HERS by code adopting and enforcing jurisdictions. This proposed amendment modifies the RESNET MINHERS Chapter 3 Scope for consistency with Standard 301 and incorporates definitions essential to coordination of the HERS with the IECC from the IECC and IRC into the MINHERS Appendix B, Glossary of Terms.

*Modifications to the chapter are given below in underline/strikeout format*

## **Chapter Three RESNET Standards**

### 300 NATIONAL HOME ENERGY RATING TECHNICAL STANDARDS

#### 301 GENERAL PROVISIONS

##### 301.1 Purpose

The provisions of this Standard are intended to establish residential energy rating 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~~residential buildings~~.

##### 301.2 Scope

These Standards apply to existing or proposed, site-constructed or manufactured, one- and two-family Dwellings and to Dwelling Units in Residential Buildings not over three Stories Above Grade Plane in height containing multiple Dwelling Units. ~~single- and multi-family residential buildings three stories or less in height excepting hotels and motels.~~

**Exception 1:** These Standards also apply to Dwelling Units~~dwelling units~~ in multi-family buildings four and five stories above grade that are certified through EPA's ENERGY STAR certified homes program.

**Exception 2:** These Standards also apply to Townhouses and single-family Dwellings four Stories Above Grade Plane in height.

301.3 Relationship to Other Standards. This Chapter is a companion Chapter to the "National Accreditation Procedures for Home Energy Rating Systems"(Chapter 1 of this Standard); "National Rater Training and Certifying Standard (Chapter 2 of this Standard); and "RESNET National Standard for Quality Assurance" (Chapter 9 of this Standard).

#### 303 TECHNICAL REQUIREMENTS

303.1 All RESNET Home Energy Ratings conducted in accordance with this Standard shall comply with the provisions of ANSI/RESNET 301-2014, "Standard for the Calculation and Labeling of the Energy Performance of Low-Rise Residential Buildings using the HERS Index."

**Exception 1:** RESNET Home Energy Ratings conducted on Dwelling Units~~dwelling units~~ in multi-family buildings four and five stories above grade that are certified through EPA's ENERGY STAR certified homes program shall comply with the provisions of ANSI/RESNET 301-2014, notwithstanding the limit on stories, and Sections 303.2 and 303.3.

**Exception 2:** RESNET Home Energy Ratings conducted on Townhouses and single-family Dwellings four Stories Above Grade Plane in height(e.g., four-Story detached single-family home, four-Story duplex, four-Story Townhouse) shall comply with the provisions of ANSI/RESNET/ICC 301-2014, notwithstanding the limit on stories, and Sections 303.2 and 303.3.

303.2 All Confirmed and Sampled RESNET Ratings shall be registered with the National RESNET Registry in accordance with Sections 102.1.4.10 and 102.1.4.12.

303.3 All RESNET-accredited HERS Rating Tools shall prohibit printing of Confirmed 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.

## Add to the RESNET MINHERS Appendix B Glossary of Terms

### Dwelling

Any building that contains one or two *Dwelling Units* used, intended, or designed to be built, used, rented leased, let or hired out to be occupied, or that are occupied for living purposes.

### Dwelling Unit

A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

### Residential Building

Includes detached one- and two-family *Dwellings* and multiple single family *Dwellings* (*Townhouses*) as well as International Building Code Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane. (i.e. residential other than where occupants are transient, such as hotels and motels)

### Story

That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

### Story Above Grade Plane

Any *Story* having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

1. More than 6 feet (1 829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

### Townhouse

A single-family *Dwelling Unit* constructed in a group of three or more attached units in which each unit extends from foundation to roof.