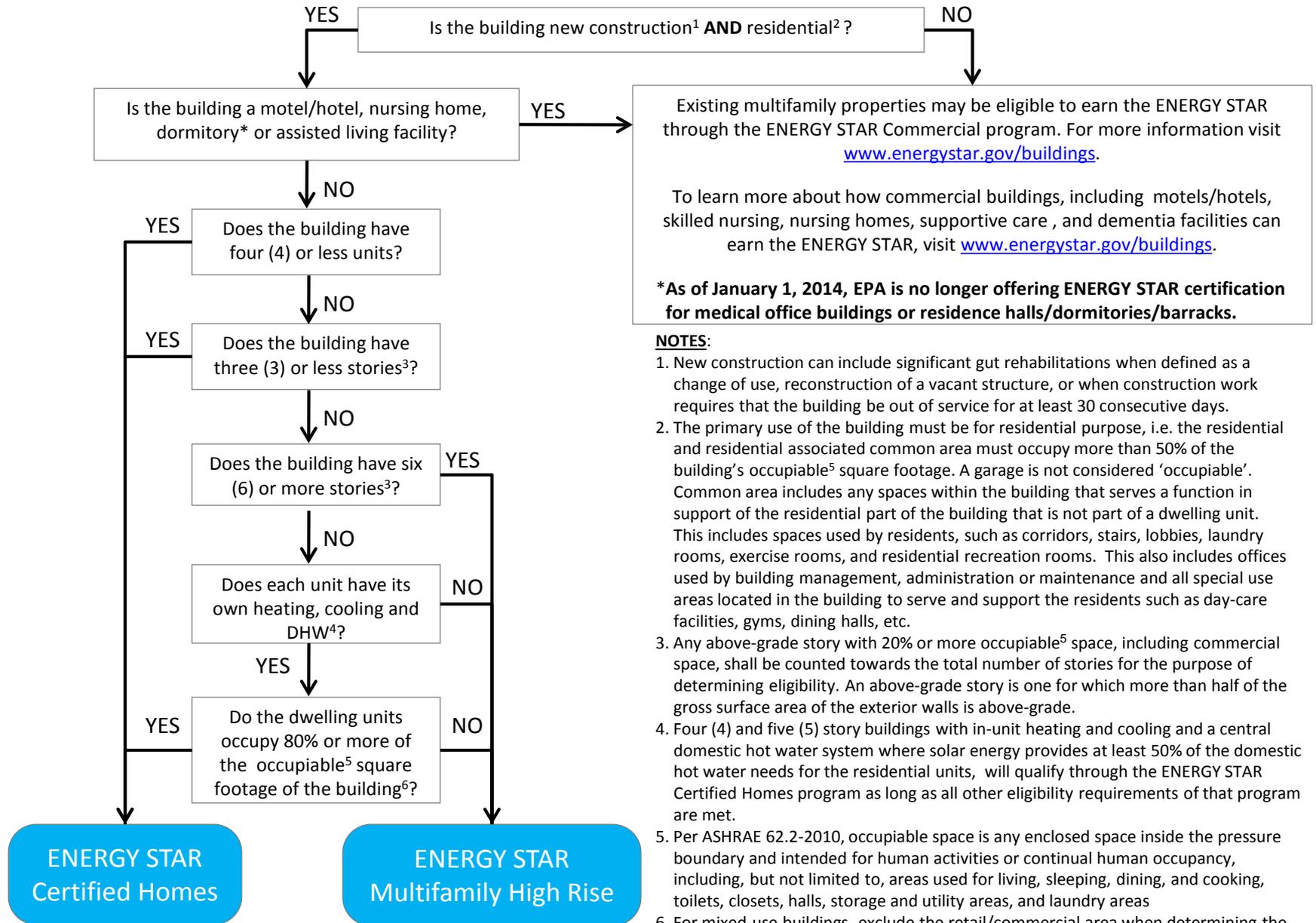


EPA ENERGY STAR Multifamily New Construction Program Decision Tree, Version 1.2



***As of January 1, 2014, EPA is no longer offering ENERGY STAR certification for medical office buildings or residence halls/dormitories/barracks.**

NOTES:

1. New construction can include significant gut rehabilitations when defined as a change of use, reconstruction of a vacant structure, or when construction work requires that the building be out of service for at least 30 consecutive days.
2. The primary use of the building must be for residential purpose, i.e. the residential and residential associated common area must occupy more than 50% of the building's occupiable⁵ square footage. A garage is not considered 'occupiable'. Common area includes any spaces within the building that serves a function in support of the residential part of the building that is not part of a dwelling unit. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, and residential recreation rooms. This also includes offices used by building management, administration or maintenance and all special use areas located in the building to serve and support the residents such as day-care facilities, gyms, dining halls, etc.
3. Any above-grade story with 20% or more occupiable⁵ space, including commercial space, shall be counted towards the total number of stories for the purpose of determining eligibility. An above-grade story is one for which more than half of the gross surface area of the exterior walls is above-grade.
4. Four (4) and five (5) story buildings with in-unit heating and cooling and a central domestic hot water system where solar energy provides at least 50% of the domestic hot water needs for the residential units, will qualify through the ENERGY STAR Certified Homes program as long as all other eligibility requirements of that program are met.
5. Per ASHRAE 62.2-2010, occupiable space is any enclosed space inside the pressure boundary and intended for human activities or continual human occupancy, including, but not limited to, areas used for living, sleeping, dining, and cooking, toilets, closets, halls, storage and utility areas, and laundry areas
6. For mixed-use buildings, exclude the retail/commercial area when determining the square footage of the "building".