



Highlights from Revision 05 of the Multifamily New Construction (MFNC) Program

Revision 05 of the MFNC program has been posted to the ENERGY STAR website. Partners are permitted to use this Revision immediately, but must apply it to all buildings permitted on or after 01/01/2026. The [Current Policy Record](#) contains all changes in this Revision. 'Mark-up' documents showing all tracked changes except formatting will also be posted at this location. The EPA strongly encourages partners to review these documents. Following are the most substantial updates:

Multiple Program Documents

- The National Program Requirements eligibility has been revised to reflect the change that townhouses are no longer eligible to participate in MFNC and all townhouse-specific requirements have been removed from all documents.
- Functional testing of indoor / terminal HVAC unit requirements have been moved from the National HVAC Functional Testing Checklist to the National Rater Field Checklist.
- Exhibit X from the Rater Field Checklist has been moved to a new table within the ENERGY STAR Multifamily Reference Design in the National Program Requirements.
- Where electric water heaters are not rated in thermal efficiency, UEF, or COP, a metric has been added related to Standby Loss and the requirements for minimum efficiencies have been moved from the Rater Field Checklist to the ENERGY STAR Multifamily Reference Design.

Applicable Program Requirements, Versions, and Revisions by Location Document

- Footnote 1 has been clarified to state that, in cases where multiple permits are issued for a project (e.g., footing permits, building permits), the 'permit date' is the date on which the permit authorizing construction of the building, including the building features affecting energy use (e.g., insulation levels, window U/SHGC specifications, mechanical equipment efficiency), was issued.

National Program Requirements

- Exhibit 1, which summarizes the key efficiency features in the ENERGY STAR Multifamily Reference Design, has been redesigned to improve its utility and clarity. In addition, the language preceding the table and references in the certification process have been revised to clarify that the features contained within the table are only required where specified in the National Rater Design Review Checklists and National Rater Field Checklists, and all common space applicability notes have been removed.
- Exhibits 2 and 4, the Mandatory Requirements for All Certified Buildings and ASHRAE and Prescriptive Path MRO Documents, have been combined and also revised to require all paths to complete the Multifamily Workbook and capture photo documentation.
- A footnote has been added to the ENERGY STAR Multifamily Reference Design to clarify that for single-packaged equipment installed in common spaces less than 65,000 Btu/h in cooling capacity, efficiencies are based on the edition of ASHRAE 90.1 applicable to the program version being followed.
- To align with the Prescriptive Path requirement for all appliances to be ENERGY STAR certified, the ENERGY STAR Multifamily Reference Design has been revised to clearly state that clothes washers and dryers must be ENERGY STAR certified, while also clarifying that they are not modeled that way when calculating the ERI Target.
- ENERGY STAR certified lighting and HVAC equipment are no longer required for the Prescriptive Path or common spaces in the ERI Path therefore the phrase "ENERGY STAR" has been removed from the ENERGY STAR Multifamily Reference Design. However, Room ACs must still be ENERGY STAR certified.
- All ASHRAE models will be required to be documented in the ASHRAE Standard 90.1 Performance Based Compliance Form and ENERGY STAR MFNC / ZERH Companion Tool.
- The ASHRAE performance target for National v1.1 has been revised to be 15% savings over ASHRAE 90.1-2016 for all states.

National Rater Design Review Checklist

- Items 2.1 and 2.2, which defined fenestration requirements, have been combined and simplified to only address SHGC. In addition, the SHGC requirement in Climate Zones 4C-8 has been removed. Fenestration U-factor will continue to be assessed as part of the overall thermal enclosure in Items 3.1 and 3.2. Lastly, Section 2 and 3 have been reformatted, edited for clarity, and combined into a single section titled "High-Performance Insulation & Fenestration".
- Items 3.1 and 3.2, which defined the thermal enclosure backstop, have been combined and revised to reference the total building thermal envelope calculation (i.e., UA or TC) and to require documentation through ERI energy modeling



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or in the Multifamily Workbook. The R-value compliance option has been removed and the U-factor component compliance option has been moved to a footnote.

- A Footnote associated with Items 3.1 and 3.2 has been revised to clarify that the high-performance insulation requirements do not apply to the interior assemblies adjacent to commercial spaces, as they are expected to be conditioned spaces.
- The documentation options for verifying that U-factor and SHGCs meet program requirements have been expanded to also allow values determined by an accredited laboratory in accordance with NFRC 100.
- Multiple edits have been made to better address common space systems, when pursuing Track A. Where common space systems are tested using ANSI / RESNET / ACCA 310, the design review criteria has been removed as well as the restriction for the system to only serve one common space.
- Section 5 has been revised to include an optional Item to confirm that kitchen exhausts directly to the outdoors.

National Rater Field Checklist

- In Section 3, some of the reduced thermal bridging details have been converted from mandatory features to a list of details that must be assessed so they can be accurately reflected in the final energy model and thermal enclosure backstop. Buildings will no longer be mandated to include slab-on-grade insulation, concrete floor edge insulation, advanced framing, nor meet minimum insulation levels at attic edges, access points, and under platforms. However, buildings without such features will have to include offsetting measures to achieve the performance target and thermal enclosure backstop. The remaining Items from Section 3, continuous insulation for mass or metal-framed buildings and concrete floor insulation, continue to be mandatory and have been moved to Section 1.
- In Section 4, the program's mandatory air sealing details have been streamlined. In addition, two exemptions related to stucco cladding systems have been removed.
- Each item in Sections 1-4 has been classified as one that may not be builder verified, may be partially builder verified, or may be fully builder verified. In addition, the allotment of builder-verified items has been reduced from eight to five.
- Raters will be required to capture photos according to the Photo Documentation Guidance for all paths. A camera icon and a checkbox with the caption "On-Site Photos Documented" has been added next to each inspection date / signature row to indicate the requirement to capture photos at each inspection.
- The requirement for fiberglass insulation to be paper-faced at the bottom of a heated plenum in unconditioned space has been removed from Item 1.5.3.
- Item 3.6 has been revised to allow a maximum U-factor of 0.123 for floor insulation above garages and unconditioned spaces, where the thermal backstop is still met and documented using the Multifamily Workbook.
- To reinforce that the space heating temperature limits in Item 5.11 apply to heated garages and heated plenums, the requirement has been revised and a pointer added to this Item from Footnote 9, which is attached to requirements for heated plenums (Item 1.5) and heated garages (Item 1.6).
- Item 6.3.1, which applies to the Prescriptive Path only, has been revised to directly state that ducts and air handlers must be installed inside conditioned space, rather than referring to the Reference Design.
- Language associated with central exhaust leakage testing requirements (Item 6.7 and the corresponding Footnote 58) have been significantly revised to improve clarity regarding sampling, to introduce an alternative test procedure, and remove the allowance for contractors to test at 25 Pa when using aerosol-based sealing.
- Footnote 61 has been revised to encourage and facilitate the measurement of microwave-integrated exhaust fan airflow. Raters will be permitted to tape off all air inlets except at the bottom during measurements. No correction factors shall be applied to the measured airflow to account for the increased airflow restriction caused by the tape.
- A new Policy Record Entry #00727 emphasizes the intent that local mechanical exhaust fan inlets be located within the space that they serve (i.e., within the kitchen or bathroom) and not be separated from this space by a doorway.
- Item 5.10 has been revised to exempt buildings in Climate Zones 1, 2, and 3, from the requirement to have a motorized damper where stairwell or elevator shaft vents are present.
- The allowable types of lighting controls in Item 12.1 have been clarified to include occupancy sensors, vacancy sensors, and programmed timers in all Paths, and a definition for "bi-level" has been added.
- Item 12.3 has been revised to require 90% LEDs for common space, garage and exterior lighting fixtures and the alternative LPD compliance option has been removed.



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- Given that the Simulation Guidelines allow ASHRAE Path models to claim credit for efficiency measures in commercial spaces where they meet program requirements, Footnote 1 has been revised to clarify that these commercial spaces must then be verified by the Rater to meet program requirements, just like common spaces.

National HVAC Design Report

- For buildings using the ERI or Prescriptive Path, the calculation for assessing whether common space ventilation exceeds 150% of ASHRAE 62.1 requirements has been modified to allow the sum of all outdoor air provided to these common spaces to be compared to the sum of the required outdoor air ventilation.
- For buildings with hydronic distribution, Item 4.4.2 has been revised to allow the code-permitted exemptions for insulating distribution systems that fall outside of certain temperature ranges, such as ground source distribution systems.
- Item 2c has been revised to clarify that only the specific common spaces listed are required to be designed to meet ASHRAE 62.1 exhaust requirements and have their airflows verified by the Rater.

National HVAC Functional Testing Checklist

- References in Item 3.1 and 3.8 to Section 5.2 of the HVAC Design Report have been revised to clarify that only the design HVAC fan airflows for dwelling unit systems should be taken from that Section, while this data for common space systems can be obtained from other documents.
- Items 6.1 and 6.2 have been significantly revised to better align with manufacturer's recommendations and typical commissioning of large VRF systems serving multiple dwelling units. In addition, a new sampling option has been introduced in the Sampling Protocols, which will reduce the number of on-site visits by the FTA, in exchange for increased documentation review and more rigorous testing by the installing contractor, or another qualified professional.

National Water Management System Builder Requirements

- These requirements have been sunset and are no longer required. While their value is recognized, the program's quality control will benefit by limiting requirements to those that are third-party verified, with limited exceptions.

Simulation Guidelines (used with ASHRAE 90.1-2016 Appendix G)

- Section 6.1.1 (d) has been revised to require the same 40% maximum window to wall ratio for the Baseline Building of existing buildings as is currently required for new construction.
- Section 6.3.3.1a has been revised to clarify that a lighting power density of 0.6 W/ft² shall be modeled in the Proposed Design and As-Built buildings for rooms or portions of rooms in dwelling units without specified hardwired lighting, for simulations using Appendix G from ASHRAE 90.1-2016, as well as the more recent editions.
- Section 6.8 has been revised to clarify the current program intent, which is that appliances may always be classified as "unregulated loads", even where taking credit for their improved performance over the Baseline.