



ENERGY STAR Single-Family New Homes ENERGY STAR Multifamily New Construction Guidance for Substantial Reconstruction and Rehabilitation

While primarily intended for new construction, existing homes and buildings (e.g., those undergoing a substantial reconstruction or rehabilitation) are also eligible to participate in the ENERGY STAR Single-Family New Homes (SNFH) and ENERGY STAR Multifamily New Construction (MFNC) program provided that the scope of work results in compliance with all ENERGY STAR program requirements. Typically, most systems, equipment, or components (e.g., HVAC and ducts, windows, insulation) may need to be replaced or exposed to meet the ENERGY STAR program requirements.

Previously, the EPA had developed alternative compliance options for certain historical program requirements that presented unique challenges in existing homes and buildings. All but one of those alternatives are moot in SFNH Revision 14 and MFNC Revision 05, due to the elimination of mandatory reduced thermal bridging details, streamlining of the air sealing details, and sunset of the Water Management System Builder Requirements. More information on these changes, which apply to new and existing structures alike, is available in the SFNH Revision 14 [Highlights](#) (PDF, 226 KB), the MFNC Revision 05 [Highlights](#) (PDF, 225 KB), and the [Policy Record](#).

For stakeholders' reference, the one remaining alternative compliance option, which applies to MFNC, is listed below.

The EPA is committed to exploring additional refinements or alternatives as they become available to ease certification without sacrificing performance.

ENERGY STAR Multifamily New Construction Program Alternative Compliance Options

Continuous exterior wall insulation

Item 1.5 of the National Rater Field Checklist is one option to reduce thermal bridging in exterior walls. This option requires buildings to install continuous rigid insulation, insulated siding, or a combination of the two that is $\geq R-3$ in CZ 1-4 and $\geq R-5$ in CZ 5-8.

An alternative compliance option is contained in the Footnote referenced by this Item:

In a building undergoing a substantial reconstruction or rehabilitation, continuous interior insulation may be used in lieu of continuous exterior rigid insulation or insulated siding. This alternative does not require continuous interior insulation where a floor intersects an exterior wall, it only requires it from floor to ceiling. Continuous interior insulation is required where the demising wall intersects the exterior wall; however, it may be exempted per Footnote 12 [of the National Rater Field Checklist].

Footnote 12 states, in part, that:

Up to 10% of the total exterior wall surface area is exempted from the reduced thermal bridging requirements to accommodate intentional designed details.