Introduction to ENERGY STAR
Multifamily New Construction

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Gayathri Vijayakumar, Steven Winter Associates
October 14, 2020
Today’s Agenda

Overview of the new MFNC program
Building Eligibility
Transition Timeline
Roles and Responsibilities
Certification Paths: ERI, ASHRAE, Prescriptive
Mandatory Req’s: Compare to ESCH & MFHR
MFNC website
Q&A: energystarhomes@energystar.gov
ENERGY STAR Residential New Construction Programs: Past

Guidelines for new or gut rehab:

- Single family homes
- Low rise multifamily buildings
- Some 4+5 story multifamily buildings

- Mid and high rise multifamily buildings

- Certified Homes

- MFHR
ENERGY STAR Residential New Construction Programs: Future*

1. Is the building new construction\(^1\) AND residential\(^2\)?
   - YES
   - NO

2. Is the building a motel/hotel, skilled nursing facilities, or assisted living facility?
   - YES
   - NO

3. Does the building have one or two units, or is it a townhome\(^3\)?
   - YES
   - NO

4. ENERGY STAR Buildings and Plants\(^4\)

5. ENERGY STAR Certified Homes
6. ENERGY STAR Multifamily New Construction

*As of July 1, 2021
ENERGY STAR Residential New Construction Programs: Present

- Certified Homes
- MFHR
- MFNC
ENERGY STAR Residential New Construction Programs: Present

Certified Homes

MFHR

MFNC
ENERGY STAR Residential New Construction Programs: Future*

*As of July 1, 2021

Certified Homes
(permit before 7/1/2021)

MFHR
(permit before 7/1/2021 + MFHR app. before 1/1/2021)

MFNC
ENERGY STAR Residential New Construction Programs: Future*

*As of July 1, 2021
MFNC Program Overview
MFNC Program Requirements Overview

ASHRAE Path
ERI Path
Prescriptive Path
MFNC Partners & Participants
ES MFNC Partners & Participants

Builder/Developer
Rater
Functional Testing Agent
HVAC Designer
ASHRAE Modeler (ASHRAE Path)
Multifamily Oversight Orgs
Home Certification Org (ERI Path)
Multifamily Review Org (ASHRAE / Prescriptive Paths)
ES MFNC Partners & Participants

Builder/Developer
Rater
Functional Testing Agent
HVAC Designer
ASHRAE Modeler (ASHRAE Path)
Multifamily Oversight Orgs
Multifamily Review Org (ASHRAE / Prescriptive Paths)

*Blue indicates from Certified homes*
ES MFNC Partners & Participants

Builder/Developer  Rater  Functional Testing Agent  HVAC Designer

ASHRAE Modeler (ASHRAE Path)  Multifamily Oversight Orgs
Home Certification Org (ERI Path)  Multifamily Review Org (ASHRAE / Prescriptive Paths)

*Purple indicates modified from Certified Homes
ES MFNC Partners & Participants

Builder/Developer

Rater

Functional Testing Agent

HVAC Designer

ASHRAE Modeler (ASHRAE Path)

Multifamily Oversight Orgs
Home Certification Org (ERI Path)
Multifamily Review Org (ASHRAE / Prescriptive Paths)

*Red indicates from MFHR
ENERGY STAR MFNC Partners

Builders & Developers

Role & Expectations
– Either the Builder OR Developer must be a partner
– Responsible for Water Management System Requirements

Requirements
– Complete Online Partnership Agreement
– View online orientation video
ENERGY STAR MFNC Partners

Raters

Roles & Expectations
Verify that all requirements have been met
  – Rater Design and Field Checklists
Collect Additional Documentation
  – HVAC Design Report
  – HVAC Functional Testing Checklist*
  – ASHRAE Path: ASHRAE Path Calculator, Model Input/Output Files
  – ASHRAE/Prescriptive Paths: MF Workbook, Photo Documentation, Construction Docs

*Not required to be collected if completed by a credentialed contractor
ENERGY STAR MFNC Partners

Raters

Requirements

a) Be a Certified Rater, Approved Inspector, or an equivalent designation as determined by a Home Certification Organization (HCO) or Multifamily Review Organization (MRO)

b) Have attended and successfully completed an EPA-recognized training class

c) Complete online Partnership Agreement
ENERGY STAR MFNC Partners

Raters

Training

Current ENERGY STAR Rater:
  – MFNC Rater Training
  Similar format to ESCH
  18 RESNET PDHs

Not yet taken ESCH Training:
  – ESCH & MFNC Rater Training

Find a training
  – RESNET’s Approved Rater Professional Development Courses
ENERGY STAR MFNC Participants

Functional Testing Agents

Roles & Expectations
Complete section(s) of the MFNC HVAC Functional Testing Checklists

Requirements
Maintain one of the required credentials
- H-QUITO credentialed contractor, functional testing credentials (including PE), or OEM representative

Watch online orientation & be listed in the directory (unless a credentialed contractor)
ENERGY STAR MFNC Participants

HVAC Designer

Roles & Expectations

Complete the MFNC HVAC Design Report and provide to the Rater

Requirements

None

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National HVAC Design Report

ENERGY STAR Multifamily New Construction, Version 1 / 1.1 / 1.2 (Rev. 01)

HVAC Designer Responsibilities:

- Complete one National HVAC Design Report for each building / project, which includes system design for all unique unit plans and common spaces.
- Obtain efficiency features (e.g. window performance, insulation levels, and infiltration rate) from the builder, architect, or Rater.
- Provide the completed National HVAC Design Report to the Rater and the person / company completing the National HVAC Functional Testing Checklist.

1. Design Overview

1.1 Designer name: [ ]

1.2 Select which party you are providing these design services to: [ ] Builder / Developer [ ] FT Agent [ ] MEC / Credentialed HVAC contractor [ ]

1.3 Name of company you are providing these design services to (if different than item 1.1): [ ]

1.4 Project address: [ ]

1.5 City: [ ] State: [ ] Zip code: [ ]

2a. Dwelling Unit & Common Space Mechanical Ventilation Design

2a.1 Dwelling unit ventilation airflow design rate & run-time meet the requirements of Section 4 of ASHRAE 62.2-2010 □ 2013 □

2a.2 Common space outdoor airflow design rate meet the requirements of Section 6 of ASHRAE 62.1-2010 □ 2013, without exceeding 2013 rates by more than 50%. □

2a.3 Access points to measure airflow rate are provided and accessible by the Rater. □

List unique unit plan for which 62.2 ventilation rates were calculated in the spaces to the right: □

2.4 # of bedrooms: □

2.5 Square footage: □

2.6 Outdoor air rates provided by ASHRAE 62.2: □

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ENERGY STAR. The simple choice for energy efficiency.
ENERGY STAR MFNC Participants

ASHRAE modelers

Role & Expectations
Create ASHRAE 90.1 whole building energy models
  – Use Appendix G & the Simulation Guidelines
Complete the ASHRAE Path Calculator, at Design and As-Built

Requirements
Watch online orientation & be listed in the directory
ENERGY STAR MFNC Participants
Multifamily Oversight Organizations
Home Certification Organization (HCO)
ERI Path
Provide oversight similar to Certified Homes

Multifamily Review Organization (MRO)
ASHRAE and Prescriptive Paths
Provide oversight similar to MFHR
Multifamily New Construction Program Requirements
Key Components to Program Requirements

- Performance Target
- Mandatory Features
- Verification & Oversight

ENERGY STAR
Key Components to Program Requirements

- Performance Target
- Mandatory Features
- Verification & Oversight

ENERGY STAR
ASHRAE Path

Whole-Building Modeled Energy Savings
• 15% cost savings above ASHRAE 90.1
  – ASHRAE Path Calculator, Simulation Guidelines
  – Year based on the state commercial code
  – Alt. option: source savings for 2013+
• Alt. opt: WUFI metric for PHIUS cert. projects
• 10% above Title 24-2016 in California
  – California Compliance Report

Notes
• Low-rise allowed with some modifications
Energy Rating Index (ERI) Path

- ENERGY STAR Multifamily Reference Design
  - Version “1” and “1.1” to match Version “3” and “3.1” states based on Certified Homes Reference Design (generally modeling more stringent)
  - Also developed regional “1.2” for OR & WA
  - Townhomes use *Certified Homes* Ref Design
Energy Rating Index (ERI) Path

- ENERGY STAR Multifamily Reference Design
  - Version “1” and “1.1” to match Version “3” and “3.1” states based on Certified Homes Reference Design (generally modeling more stringent)
  - Also developed regional “1.2” for OR & WA
  - Townhomes use *Certified Homes* Ref Design
- “Available” for any height bldg, but for 6+ stories, check your software has implemented ANSI 301-2019 & the MFNC Reference Design
- Prescriptive common area measures
Prescriptive Path

- No energy modeling
- Available for all projects (except CA)
- ENERGY STAR Multifamily Reference Design specifications is required (in-unit and common areas)
- Additional req’ts beyond ENERGY STAR Multifamily Reference Design (e.g. in-unit lighting power density, building level window-to-wall ratio)
Key Components to Program Requirements

Performance Target  \[\rightarrow\]  Mandatory Features  \[\rightarrow\]  Verification & Oversight
Checklist Item/Prerequisite Summary

- Developed by evaluating req’ts from ESCH & MFHR and combining/adjusting as appropriate (both more and less stringent)
- Similar Checklist format as Certified Homes
- Added req’ts for central HVAC & HW systems
- Added req’ts in common areas
- Added req’ts to reduce hot water energy use
ENERGY STAR MFNC Program Documents

- Rater Design Review Checklist
- Rater Field Checklist
- HVAC Design Report
- HVAC Functional Testing Checklist
- Water Management System Requirements
ENERGY STAR MFNC Supporting Documents and Tools

- Multifamily Workbook - Excel
  *What’s in it?*
  - Rater Design and Field Checklists
  - Testing results
  - Compliance checks
  *When is it used?*
  - Required: ASHRAE & Prescriptive
  - Optional: ERI

- Photo Documentation
  - ASHRAE & Prescriptive submit to MROs
  - ERI submit to Provider
ENERGy STAR MFNC Program Documents and Tools - ASHRAE
Multifamily New Construction Program Requirements - Comparison
MFNC Rater Design Review Checklist

What’s different from Certified Homes or MFHR?
• PDF Checklist, also available in Excel; one per bldg

Partnership Status (Section 1)

High-Performance Fenestration & Insulation (Sect 2, 3)
• Fenestration & Insulation for dwelling units & common spaces (insulation based on commercial code)

Review of HVAC Design Report (Section 4)
• Collect and review 10 items; also allows HVAC Grading

Additional Construction Document Review (Section 5)
• Optional, covers air-sealing, and other new items
MFNC Rater Field Checklist

What’s different from Certified Homes or MFHR?
• PDF Checklist, also available in Excel; one per bldg
• Rater verifies; Builder & LP can verify some items

Thermal Enclosure (Sections 1-4)
• Minimum insulation req’ts for projected balconies, elevated podiums, heated plenums, heated garages
• Fully-aligned Air Barriers & Reduced Thermal Bridging
• Compartmentalization test requirement: 0.30 cfm50/ft² of enclosure area (~6 ACH50 per unit)
MFNC Rater Field Checklist

What’s different from Certified Homes or MFHR?

HVAC System & Duct Quality Installation (Section 5-10)

• Bedrooms $\geq$ 150 cfm, pressure balanced (-5 to 5 Pa)
• Added Central Exhaust Duct Leakage test and HVAC Equipment Control & Hydronic Distribution req’ts (similar to code/MFHR requirements)
• DLTO still required for Townhomes; Total DL for others (exempt if in conditioned space with less than 10ft supply)
• Lower leakage allowance if returns are NOT ducted
• Measured ventilation airflows must exceed ASHRAE 62 rates
MFNC Rater Field Checklists (continued)

What’s different from Certified Homes or MFHR?

*NEW* Sections 11-14

- Domestic Hot Water req’ts: heat traps on in-unit storage, inspect R-3 insulation on piping, Rater-measured HW temperature at faucets/showerheads
- Common Area Lighting Power Density Maximums (W/ft²), efficient fixtures/bulbs (CFL/LED), automatic lighting controls, but no minimum footcandle req’t
- Whole Building Energy Data Acquisition Strategy (buildings > 50,000 ft²): Lease agreements, utility aggregated data, energy monitors
MFNC HVAC Design Report

What’s different from Certified Homes or MFHR?

• HVAC design report per building, not per system
• Design common areas to ASHRAE 62.1 & report common area heating & cooling loads and equipment selection
• Room-by-room load calcs required for Townhomes, but unit-level for other MF
• Verify inputs/ranges on dwelling unit load calcs (ie. internal gains, infiltration)
• HVAC items verified by Rater are on Design Report
What’s different from Certified Homes or MFHR?

• Not ‘Commissioning’….it’s ‘Functional Testing’
• FT Agent can be a H-QUITO Credentialed Contractor, OEM representative, Mechanical Engineer (PE), or have a commissioning credential (ie. ASHRAE BCxP, AEE CBCP, NEBB BSC or CxPP)
• **New** Section 5 covers ALL dwelling unit AND common systems, but Rater can verify these items
• **New** Sections 6-9 for central VRF heat pumps, boilers, chillers, pumps (Installing Contractor cannot verify these)
MFNC Water Management System Req’ts

What’s different from Certified Homes or MFHR?

• Kept the Water Management System Builder Requirements from Certified Homes program
  – Responsibility of the Builder/Developer, not Rater
  – Applies to the building/project
  – Exemption for capillary break under open or ventilated garage slabs
  – New for MFHR projects
Verifiers and Oversight Organizations

- Different Oversight Organizations for different pathways
  - ERI Path:
    - Similar to Certified Homes
    - Home Certification Organization (HCO)
    - Submitted at Final
  - ASHRAE and Prescriptive Paths:
    - Similar to MFHR
    - Multifamily Review Organization (MRO)
    - Submitted at Design & Final
Unit Labeling (required)

Building Labeling (optional)
Unit Certificate (required)

Building Certificate (optional)
Putting it all together....
Mandatory Minimum Requirements

- **ERI**
  Model unit-by-unit energy savings based on the ERI target (or savings above Title 24 in California) and follow a prescriptive package of energy efficient measures developed by EPA in common spaces.

- **ASHRAE**
  Model energy savings of the building’s design compared to ASHRAE 90.1 (or Title 24 in California).

- **Prescriptive**
  Use a prescriptive package of energy efficient measures developed by EPA.
  (Not available in California.)
All participants met participation requirements prior to certifying multifamily buildings.

Complete Design Verification Documents.

Complete Construction Verification Documents.

Rater submits all documentation to an oversight organization.

ENERGY STAR certification label and ENERGY STAR certificate. ENERGY STAR plaques available for purchase.
Mandatory Minimum Requirements

Model unit-by-unit energy savings based on the ERI target (or savings above Title 24 in California) and follow a prescriptive package of energy efficient measures developed by EPA in common spaces.
All participants met participation requirements prior to certifying multifamily buildings.

- Builders
- Raters
- Functional Testing Agents
- Developers
All participants met participation requirements prior to certifying multifamily buildings.

- Builders
- Raters
- Functional Testing Agents
- Developers

Complete Design Verification Documents.

- Rater Design Review Checklist
- HVAC Design Report

Optional: Multifamily Workbook; Reference: Rater Field Checklist, Water Mgmt System Requirements

Conduct energy modeling to ensure that project design meets or exceeds the ERI Target.
Join,

**Design** Verification Documents.
- Rater Design Review Checklist
- HVAC Design Report
- Optional: Multifamily Workbook; Reference: Rater Field Checklist, Water Mgmt System Requirements

**Build** Construction Verification Documents.
- Rater Field Checklist
- HVAC Functional Testing Checklist
- Photo Documentation
- Optional: Multifamily Workbook; Reference: Water Mgmt System Requirements

All **participants** met participation requirements **prior to** certifying multifamily buildings.
- Builders
- Raters
- Functional Testing Agents
- Developers

Conduct energy modeling to ensure that project design meets or exceeds the ERI Target.
All participants met participation requirements prior to certifying multifamily buildings.

- Builders
- Raters
- Functional Testing Agents
- Developers

Complete Design Verification Documents.
- Rater Design Review Checklist
- HVAC Design Report

Conduct energy modeling to ensure that project design meets or exceeds the ERI Target.

Complete Construction Verification Documents.
- Rater Field Checklist
- HVAC Functional Testing Checklist
- Photo Documentation

Update energy rating based on conditions. Register each unit in the project with an EPA-approved HCO.

Rater submits all documentation to an oversight organization.
All **participants** met participation requirements **prior to** certifying multifamily buildings.

- Builders
- Raters
- Functional Testing Agents
- Developers

**Design**: Complete **Design Verification Documents**.
- Rater Design Review Checklist
- HVAC Design Report

*Optional: Multifamily Workbook; Reference: Rater Field Checklist, Water Mgmt System Requirements*

**Build**: Complete **Construction Verification Documents**.
- Rater Field Checklist
- HVAC Functional Testing Checklist
- Photo Documentation

*Optional: Multifamily Workbook; Reference: Water Mgmt System Requirements*

**Certify**: Rater submits all documentation to an oversight organization.

**Market**: ENERGY STAR certification label and ENERGY STAR certificate. ENERGY STAR plaques available for purchase.

**ERI**
- Conduct energy modeling to ensure that project design meets or exceeds the ERI Target.
- Update energy rating based on conditions. Register each unit in the project with an EPA-approved HCO.
Mandatory Minimum Requirements

Model energy savings of the building’s design compared to ASHRAE 90.1 (or Title 24 in California).

ASHRAE
<table>
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<th>JOIN</th>
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<td><strong>All participants</strong> met participation requirements <strong>prior to</strong> certifying multifamily buildings.</td>
</tr>
<tr>
<td>✓ Builders</td>
</tr>
<tr>
<td>✓ Developers</td>
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</table>
All **participants** met participation requirements **prior to** certifying multifamily buildings.

- Builders ✓
- Raters ✓
- Developers ✓
- ASHRAE Path Modelers ✓
- Functional Testing Agents ✓

Complete **Design Verification Documents**.

**Proposed Design Submittal:**
- EPA Documents
  - Rater Design Review Checklist ✓
  - HVAC Design Report ✓
  - Multifamily Workbook ✓
  - ASHRAE Calc. (or CA Compliance Report)
- Project Documentation
  - Construction Documents ✓
  - Model Input / Output Files ✓

**Reference Documents:**
- Rater Field Checklist ✓
- Water Management System Requirements

Conduct energy modeling to ensure that project design achieves the required savings over ASHRAE 90.1 (or Title 24). Submit required documents to EPA-approved MRO.
All participants met participation requirements prior to certifying multifamily buildings.

- Builders
- Developers
- Raters
- ASHRAE Path Modelers
- Functional Testing Agents

Complete Design Verification Documents.

- Rater Design Review Checklist
- HVAC Design Report
- ASHRAE Calc.
- Multifamily Workbook

Reference: Rater Field Checklist, Water Mgmt System Requirements

Complete Construction Verification Documents.

- Rater Field Checklist
- HVAC Functional Testing Checklist
- ASHRAE Path Calculator
- Photo Documentation

Reference: Water Management System Requirements

Conduct energy modeling to ensure that project design achieves the required savings over ASHRAE 90.1 (or Title 24). Submit required documents to EPA-approved MRO.
All participants met participation requirements prior to certifying multifamily buildings.

- Builders
- Developers
- Raters
- Functional Testing Agents
- ASHRAE Path Modelers

Complete Design Verification Documents.
- Rater Design Review Checklist
- HVAC Design Report
- Multifamily Workbook
- Reference: Rater Field Checklist, Water Management System Requirements

Complete Construction Verification Documents.
- Rater Field Checklist
- HVAC Functional Testing Checklist
- Multifamily Workbook
- ASHRAE Path Calculator
- Photo Documentation
- Reference: Water Management System Requirements

Rater submits all documentation to an oversight organization.

As-Built Submittal:
- EPA Documents
  - Rater Field Checklist
  - HVAC Functional Testing Checklist
  - Multifamily Workbook
  - ASHRAE Calc. (or CA Compliance Report)

- Project Documentation
  - Photo Documentation
  - Model Input / Output Files

Reference Documents:
- Water Management System Requirements

Conduct energy modeling to ensure that project design achieves the required savings over ASHRAE 90.1 (or Title 24). Submit required documents to EPA-approved MRO.

Update energy model based on conditions. Submit project As-Built Submittal to an EPA-approved MRO.

Reference: Rater Field Checklist, Water Management System Requirements
All participants met participation requirements prior to certifying multifamily buildings.

- Builders
- Developers
- Raters
- Functional Testing Agents
- ASHRAE Path Modelers

Complete Design Verification Documents.

- Rater Design Review Checklist
- HVAC Design Report
- Multifamily Workbook
- ASHRAE Calc.

Complete Construction Verification Documents.

- Rater Field Checklist
- HVAC Functional Testing Checklist
- Multifamily Workbook
- ASHRAE Path Calculator
- Photo Documentation

Rater submits all documentation to an oversight organization.

ENERGY STAR certification label and ENERGY STAR certificate. ENERGY STAR plaques available for purchase.
Mandatory Minimum Requirements

Use a prescriptive package of energy efficient measures developed by EPA.

(Not available in California.)
Ensure the design meets all the mandatory requirements for Prescriptive Path projects. Submit required documents to EPA-approved MRO.

**Proposed Design Submittal:**
- EPA Documents
  - Rater Design Review Checklist
  - HVAC Design Report
  - Multifamily Workbook
- Project Documentation
  - Construction Documents

**Reference Documents:**
- Rater Field Checklist
- Water Management System Requirements

All **participants** met participation requirements **prior to** certifying multifamily buildings.

- Builders
- Raters
- Functional Testing Agents
- Developers

Complete **Design Verification Documents**.
### Complete Design Verification Documents.

- Rater Design Review Checklist
- HVAC Design Report
- Multifamily Workbook

**Reference:** Rater Field Checklist, Water Mgmt System Requirements

Ensure the design meets all the mandatory requirements for Prescriptive Path projects. Submit required documents to EPA-approved MRO.

### Complete Construction Verification Documents.

- Rater Field Checklist
- HVAC Functional Testing Checklist
- Multifamily Workbook

**Reference:** Water Management System Requirements

Submit project As-Built Submittal with required documents to an EPA-approved MRO.

### Rater submits all documentation to an oversight organization.

- EPA Documents
  - Rater Field Checklist
  - HVAC Functional Testing Checklist
  - Multifamily Workbook

- Project Documentation
  - Photo Documentation

**Reference Documents:**

- Water Management System Requirements

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**All participants** met participation requirements **prior to** certifying multifamily buildings.

- Builders
- Raters
- Functional Testing Agents
- Developers

---

**Prescriptive**
Complete Design Verification Documents.
- Rater Design Review Checklist
- HVAC Design Report
- Multifamily Workbook

Reference: Rater Field Checklist, Water Mgmt System Requirements

Complete Construction Verification Documents.
- Rater Field Checklist
- HVAC Functional Testing Checklist
- Multifamily Workbook

Reference: Water Management System Requirements

Rater submits all documentation to an oversight organization.

All participants met participation requirements prior to certifying multifamily buildings.
- Builders
- Raters
- Functional Testing Agents
- Developers

ENERGY STAR certification label and ENERGY STAR certificate.
ENERGY STAR plaques available for purchase.

Ensure the design meets all the mandatory requirements for Prescriptive Path projects. Submit required documents to EPA-approved MRO.

Submit project As-Built Submittal with required documents to an EPA-approved MRO.

All participants met participation requirements prior to certifying multifamily buildings.
- Builders
- Raters
- Functional Testing Agents
- Developers
Top Takeaways from Certified Homes Background

ERI Path

1. ERI still a path, it is combined with prescriptive req’ts in common spaces.
2. Oversight is similar to process in Homes. QAD will have a new ENERGY STAR Rater Field QA checklist for MFNC projects and will include a sample of common spaces.
3. New Reference Design used within rating software will result in a different (likely lower, more stringent) ERI Target than Certified Homes.
4. Some different/new mandatory requirements, including common spaces.
5. HVAC Design Report now covers all systems in the building.
6. HVAC “Commissioning” Checklist replaced with HVAC “Functional Testing” Checklist & also covers all systems in the building.
7. Need to identify a Functional Testing Agent that has completed orientation, or use credentialed contractor.
Top Takeaways from Certified Homes Background

ASHRAE / Prescriptive
1. Prescriptive Path and ASHRAE 90.1 paths are now available.
2. Work with an MRO instead of an HCO for QA and oversight.
3. If doing ASHRAE, need the modeler to complete online orientation.

4. Some different/new mandatory requirements, including common spaces.
5. HVAC Design Report now covers all systems in the building.
6. HVAC “Commissioning” Checklist replaced with HVAC “Functional Testing” Checklist & also covers all systems in the building.
7. Need to identify a Functional Testing Agent that has completed orientation, or use credentialed contractor.
Top Takeaways from MFHR Background

1. Still have Prescriptive Path & now **two** Performance Paths (ASHRAE 90.1 & ERI)
2. For ASHRAE and Prescriptive, still submit to an MRO. There is no Project Application, but some additional files required with submissions.
3. For ERI, QA performed by HCO-approved Provider or similar, but only AFTER project is complete and units uploaded in Registry.
4. “Licensed Professional” not required, instead:
   - Rater (i.e., HERS Rater, Rating Field Inspector, equivalent) required for inspections and testing and they have to take training
   - Credentialed person needed to do Functional Testing and they must complete online orientation
   - For ASHRAE, need the modeler to complete online orientation
Top Takeaways from MFHR Background

5. New PDF checklist format.

6. Items on Rater Design and Rater Field checklist will feel familiar; HVAC Design Report, HVAC Functional Testing Checklist and Water Management System Requirements will have more content that is new.

7. No T&V Worksheets (but Excel-based Multifamily Workbook has some similar info)

8. No Photo Template to complete, but still need to provide MRO or QAD with photo documentation
ENERGY STAR MFNC and other Programs

Enterprise Green Communities, LEED v4 Homes, and LEED v4 Multifamily Mid-Rise
  • Allow MFNC in lieu of Certified Homes or MFHR

PHIUS+ 2018
  • Requires MFNC or Certified Homes, where eligible

DOE Zero Energy Ready Homes & EPA Indoor airPLUS
  • Still evaluating if/when they can expand their building eligibility to match MFNC
  • DOE Zero Energy Ready Homes must use ERI or Prescriptive Path
Multifamily New Construction
Revisions
What is a Revision?

1. It clarifies
2. It simplifies
3. It improves
MFNC Versions & Revisions

- Rev. 01 required for projects permitted on or after July 1, 2020
- Rev. 02 available late October, must use Rev. 02 documents for projects permitted on or after July 1, 2021

<table>
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<tr>
<th>State / Territory</th>
<th>Buildings Permitted On or After This Date ¹ Must Meet the Adjacent Version</th>
<th>Multifamily New Construction Program Version</th>
<th>Revision</th>
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Multifamily New Construction Program Website
ENERGY STAR MFNC Requirements Pages

IMPLEMENTATION TIMELINE

To determine the program Version that a multifamily building is required to be certified under, identify the location and permit date of the building below. Note that the National Version 1.1 program requirements are being implemented in states that have adopted the residential 2012, 2015, or 2018 IECC, or an equivalent code. Note, as well, that regional program requirements, and associated implementation timelines, have been developed for buildings in CA, OR, and WA.

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<td>AL, AK, AZ, AR, CO, GA, ID, HI, IN, KS, KY, LA, ME, MS, MO, NH, NM, NC, ND, OH, OK, PR, SC, SD, TN, USVI, UT, VA, WV, WI, WV, WY</td>
<td>07-01-2020</td>
<td>National Version 1</td>
<td>Rev. 01</td>
</tr>
</tbody>
</table>

SUPPORTING DOCUMENTS

Verification Files
Multifamily Workbook (EXCEL, 463 KB)
Photo Documentation Guidance (PDF, 80 KB)

Example Documents
Multifamily Workbook Example (EXCEL, 461 KB)
ENERGY STAR MFNC Requirements Pages

PROGRAM VERSIONS AT A GLANCE

Visit the Multifamily New Construction Certification Process page to learn about multifamily certification options.

STEP 1: SELECT A PATH

- ERI and Prescriptive
- ASHRAE / Title 24

STEP 2: To see county design temperatures, select your state or territory.

Select State or Territory

ELIGIBILITY

The requirements on this tab apply to the ENERGY STAR Multifamily New Construction (MFNC) program, launched in 2019. This program is available for all attached residential new construction, except bro-family dwellings. Visit the Multifamily New Construction Building Eligibility page to determine if your building’s units are eligible.

PERFORMANCE TARGETS

For the ASHRAE Path, determine the commercial code in effect in your state and then choose from the Performance Target options in the table below. Projects in states that have adopted as the commercial code the 2012 IECC, 2015 IECC, 2018 IECC, ASHRAE 90.1-2010, ASHRAE 90.1-2013, ASHRAE 90.1-2016, or equivalent, will be required to meet a Performance Target of 15% better than the energy code under which the building is permitted, unless choosing one of the equivalent options in the table below. All other projects must meet the national requirement of 15% over ASHRAE 90.1-2007.

PROGRAM REQUIREMENTS

- National Program Requirements
  MFNC National Program Requirements Version 1/1/2021/OR-WA 1.2 (PDF, 490 KB)
- National Mandatory Measures
  MFNC Rater Design Review Checklist (PDF, 523 KB)
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Multifamily New Construction Certification Process

There are three paths to earning the ENERGY STAR for multifamily new construction projects. Builders/developers may choose:

1. **ERI Path**: Use an approved rating tool software to determine unit-by-unit energy savings based on the ERI target (or savings above Title 24 in California) and follow a prescriptive package of energy efficient measures developed by EPA in common spaces; OR

2. **ASHRAE Path**: Use an energy modeling software approved to determine energy cost savings of the building's energy efficient design compared to ASHRAE (or Title 24 in California); OR

3. **Prescriptive Path**: Use a prescriptive package of energy efficient measures developed by EPA. (Not available in California)

Regardless of which path is chosen, each building must meet certain minimum mandatory requirements, and these are verified in the field by an approved rater.

The graphic below illustrates the process that eligible multifamily buildings follow to earn the ENERGY STAR.

Step 1: Join

Step 2: Design

Step 3: Build

Step 4: Certification

Step 5: Marketing and Labeling
Stakeholder Pages

Residential New Construction

Program Requirements
About the ENERGY STAR
Residential New Construction Program

Working with ENERGY STAR

Builders & Developers
Energy Rating Companies
Utilities & Other Program Sponsors
Other Participants

Marketing Resources
Educational Resources
Certified Homes Partner Locator
Tools & Resources
Related Programs
Home Buyer Information
Complaints and Certification Review

Working with ENERGY STAR

ENERGY STAR is the government-backed symbol for energy efficiency recognized by more than 90% of American households. ENERGY STAR certified homes and apartments are designed and constructed to be significantly more energy efficient than those built to code while lowering homeowner utility bills and providing superior comfort, quality, and durability.

ENERGY STAR provides marketing and technical support to both partners and other organizations. There are opportunities for various types of organizations to support the construction of energy-efficient new homes and apartments through the ENERGY STAR Residential New Construction program. Learn about participating with ENERGY STAR, including partnership eligibility and training requirements.

 Builders & Developers

Energy Rating Companies

- Raters
- Providers

Utilities & Other Program Sponsors

Other Participants:

- Architects & Designers
- ASHRAE Energy Modelers
- Functional Testing Agents (FTAs)
- Home Appraisers
- Home Builders Associations
- Home Certification Organizations (HCOs)
- Housing Agencies
- HVAC Contractors
- Lenders
- Multifamily Review Organizations (MROs)
- Manufactured Homes Quality Assurance Providers (QAPs)
- Manufactured Homes Retailers
- Real Estate Professionals

EPA
ENERGY STAR. The simple choice for energy efficiency.
Energy Rating Companies

The demand for home energy rating services is strong and growing. Energy Rating Companies (ERCs), comprised of trained and certified professionals (e.g., Home Energy Raters, HERS Raters, Providers), can partner with ENERGY STAR to expand their service offerings while becoming an invaluable asset to their builder clients.

Third party verification is a central component of the ENERGY STAR Residential New Construction programs and gives homebuyers and renters confidence that their new homes are energy-efficient. ERCs participating in either ENERGY STAR Certified Single-family New Homes or ENERGY STAR Multifamily New Construction (MFHC) can increase their revenue by gaining exclusive access to thousands of ENERGY STAR builder and developer partners. ERCs work closely with builders and developers to design homes and multifamily buildings that meet the Program Requirements and verify critical construction details during and after construction.

Partnering with ENERGY STAR is an opportunity for ERCs to expand their service offerings beyond simply providing energy ratings or individual performance tests (i.e., blower door tests). ERCs can become an invaluable asset to their clients and transition to the role of energy consultants by providing value throughout the construction process.

ERC partners can leverage the ENERGY STAR brand and take advantage of a suite of sales and marketing resources to help attract and recruit clients. ERC partners also become eligible for national recognition from EPA in the form of ENERGY STAR Awards if they meet eligibility criteria and demonstrate exemplary leadership in the verification of certified homes and apartments.

ENERGY STAR provides technical support in the form of webinars and resources posted online that can help Energy Rating Companies improve their understanding of building science. If you have a question about ENERGY STAR requirements that is not easily addressed by ENERGY STAR resources, email energystarthomes@energystar.gov for one-on-one support.

Visit the Partner Locator to find active ENERGY STAR partners and incentives near you.

Training Requirements

To begin or maintain an active partnership with ENERGY STAR, an Energy Rating Company must have at least one individual on staff who is a certified rater, approved inspector, or an equivalent designation as determined by a Home Certification Organization (HCO) or Multifamily Review Organization (MRO) and has completed required training through a HCO-accredited training provider for the ENERGY STAR program they will use to certify homes.

Current providers include:

- RESNET-Approved Training Providers [Link](#) (Approved trainings list [Link])
Stakeholder Pages - Rater

Required training by ENERGY STAR program:

- **Single-Family:**
  - ENERGY STAR Certified Homes Version 3 / 3.1 training or
  - ENERGY STAR Certified Homes Caribbean Version 3 training
    - For individuals who will primarily be working in Puerto Rico or the U.S. Virgin Islands, it is recommended that they complete training using these materials instead of the ENERGY STAR Certified Homes Version 3 / 3.1 materials.

- **Multifamily:**
  - ENERGY STAR Certified Homes Version 3 / 3.1 training, and
  - ENERGY STAR Multifamily New Construction (MFNC) Version 1 training (to certify MFNC projects on or after January 1, 2020)
    - Download the list of [MFNC trained raters](#) (EXCEL, 13 KB)

All of the above-listed trainings present the technical content of each program’s Rater Design Review Checklist and Rater Field Checklist. The training takes the trainee through each section of the checklist, explaining in great detail each individual checklist requirement, how to verify it, and explanation of any corresponding footnotes. Upon completing the training, raters will have a solid understanding of how to verify and complete the checklists they are responsible for in the ENERGY STAR certification process.
Stakeholder Pages - Rater

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Residential New Construction

There are opportunities for a number of different types of organizations to support the ENERGY STAR Residential New Construction program and the construction of energy-efficient new homes and apartments. Learn more about how different types of organizations can participate with ENERGY STAR, including their eligibility to partner with the program.

<table>
<thead>
<tr>
<th>Oversight Organizations</th>
<th>Multifamily Professionals</th>
<th>Real Estate Industry Professionals</th>
<th>Other Stakeholders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Certification Organizations (HCOs)</td>
<td>ASHRAE Path Energy Modelers</td>
<td>Home Appraisers</td>
<td>Architects &amp; Designers</td>
</tr>
<tr>
<td>Multifamily Review Organizations (MROs)</td>
<td>Functional Testing Agents (FTAs)</td>
<td>Housing Agencies</td>
<td>Home Builders Associations</td>
</tr>
<tr>
<td>Manufactured Homes Quality Assurance Providers (QAPs)</td>
<td></td>
<td>Lenders</td>
<td>HVAC Contractors</td>
</tr>
</tbody>
</table>

Architects & Designers

Residential architects and designers can help their builder clients design homes that meet the rigorous energy efficiency requirements of the ENERGY STAR Residential New Construction program. By designing energy efficiency into the front-end of a project, a team can ensure that critical building science details and efficiency features are included that offer direct resident benefits, including energy savings, comfort, and durability.

Architects and designers can better promote their multifamily projects by using the Designed to Earn the ENERGY STAR mark.

ASHRAE Path Energy Modelers

The ENERGY STAR Multifamily New Construction program offers a certification path which requires whole-building energy models that demonstrate energy cost savings above ASHRAE Standard 60.1. Energy modelers tasked with developing these building models are required to complete an online orientation, which will provide an overview of the Multifamily New Construction program and its requirements.

After completing the online orientation, email energystarhomes@energy.gov to share contact information with EPA and include “ASHRAE Modeling Orientation” in the subject line. Recognized Energy Modelers are added to the ASHRAE Path Energy Modeler Directory.
## Stakeholder Pages – ASHRAE Modeler

### ASHRAE Path Energy Modeler Directory

After completing the orientation and sharing contact information with EPA, recognized ASHRAE Path Energy Modelers are added to the directory below. Learn about ASHRAE Path Energy Modelers on our Other Participants page to get started.

<table>
<thead>
<tr>
<th>Individual Name</th>
<th>Organization</th>
<th>Email</th>
<th>Phone Number</th>
<th>City</th>
<th>State</th>
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<tbody>
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</table>
Functional Testing Agents (FTAs)

Professionals who hold EPA-recognized credentials can complete parts of the ENERGY STAR Multifamily New Construction HVAC Functional Testing Checklist (PDF, 254 KB).

Functional Testing Agents must be a contractor credentialed by an HVAC Quality Installation Training and Oversight organization (H-QITO) or must be one of the following:

<table>
<thead>
<tr>
<th>AGC Certified Commissioning Authority (CxA)</th>
<th>Licensed Professional Technical Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGC Certified Commissioning Technician (CtT)</td>
<td>NEBB Building System Commissioning Certified Technician (BCSC BCT)</td>
</tr>
<tr>
<td>AEE Certified Building Commissioning Professional (CBOP)</td>
<td>NEBB Building System Commissioning Certified Professional (BCS BCP)</td>
</tr>
<tr>
<td>AEE Existing Building Commissioning Professional (EBOP)</td>
<td>NEEM Commissioning Process Professional (CEPP)</td>
</tr>
<tr>
<td>ASHRAE Building Commissioning Professional (BCP; formerly the Commissioning Process Management Professional (CPMP))</td>
<td>Representative of the Original Equipment Manufacturer (OEM)</td>
</tr>
<tr>
<td>BCCB Certified Commissioning Professional</td>
<td></td>
</tr>
</tbody>
</table>

Professionals seeking to provide Functional Testing services in support of the ENERGY STAR Multifamily New Construction Program must complete an online orientation which will provide an overview of the program and its requirements. Note: online orientation is not required for credentialed HVAC contractors.

After completing the online orientation, email energystarforms@energy.gov to share contact information and a copy of your credential certificate or documentation with EPA. In the subject line, Recognized Functional Testing Agents are added to the Functional Testing Agent Directory.
Stakeholder Pages – Functional Testing Agents

Functional Testing Agent Directory

The entity performing Functional Testing, the Functional Testing Agent ("FT Agent"), must be a contractor credentialed by an HVAC Quality Installation Training and Oversight organization (H-QUITO), must hold an approved credential, or must be a representative of the Original Equipment Manufacturer (OEM). Learn about Functional Testing Agents on our Other Participants page to get started.

After completing the orientation and sharing contact information with EPA, recognized Functional Testing Agents (FTAs) are added to the directory below.

Raters: To confirm the status of an unlisted Functional Testing Agent, please contact energystarthomes@energystar.gov.
Marketing Materials

Residential New Construction Partner Resources

Sell the Value of Certified Homes
Use a customizable training kit and other marketing resources to prepare sales staff
START TODAY ➔

PROGRAM REQUIREMENTS
Access current program requirements.

WORKING WITH ENERGY STAR
Access resources that support program participation.

EDUCATIONAL RESOURCES

PARTNER LOCATOR

HOME BUYER INFORMATION

MARKETING RESOURCES
Educate customers about the value of ENERGY STAR.

POLICY CHANGES & CLARIFICATIONS
EPA revises program requirements in response to partner questions and evolving standards.

- Feb. 19, 2020: Current ENERGY STAR Multifamily New Construction Policy Record (PDF, 640 KB)
- Nov. 12, 2019: Current ENERGY STAR Certified Homes Policy Record (PDF, 788 KB)

See more >

MY ENERGY STAR ACCOUNT
View and manage information about your organization's ENERGY STAR participation and contacts; access all of your password-protected tools or resources.

My ENERGY STAR Account
username: SIEBERGM
password:  

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Marketing Materials

Social Media

ENERGY STAR Homes on Twitter
Follow @ENERGYSTARTHomes on Twitter for energy savings tips, ENERGY STAR Certified Homes program updates, and to engage with other program partners.

ENERGY STAR on Facebook
Like the ENERGY STAR Facebook page to stay connected with the program and engage with other companies, organizations, and individuals interested in energy efficiency on a page that is viewed by thousands of Facebook users every day.

Additional Resources

Marketing Tools (PDF, 426 KB)
Review this document to learn about many of the free marketing resources available for ENERGY STAR builder partners.

Multifamily Marketing Tools (PDF, 392 KB)
Review this document to learn about additional marketing resources available for ENERGY STAR multifamily builder and developer partners.

Key Resources to Remember (PDF, 372 KB)
Find additional web resources for partners.

*Only available via partners* My ENERGY STAR Account (MESA)
Marketing Materials

ENERGY STAR Multifamily New Construction MARKETING TOOLS

Building and labeling ENERGY STAR certified homes and apartments is only the first step to being a successful ENERGY STAR partner. To extend the value of your partnership, educate prospective buyers and renters about the features and benefits of these resources. All resources detailed below can be found at www.energystar.gov/leasusa*.

Partner Mark
The Partnership Mark helps ENERGY STAR partners promote their commitment to the ENERGY STAR program and energy efficiency. Use the mark in advertising, on your website, on signage, and in promotional materials to inform your customers with the nationally recognized and trusted ENERGY STAR program. To ensure you are using the marks correctly, obtain a copy of ENERGY STAR’s Brand Book.

Promotional Mark & Web Buttons
The Promotional Mark is used in printed and promotional materials intended to inform others about the benefits of the ENERGY STAR program. Use the Promotional Mark to showcase the energy efficient features of your homes and apartments, such as including a designated “Energy Efficiency” section on your website.

Promotional Language
Sample text is provided to help promote your ENERGY STAR certified apartments and partnership to consumers. Simply copy and paste the sample text to your organization’s website. Use this content in conjunction with your web banners and buttons to take advantage of ENERGY STAR’s web linking policy.

Certified Apartments Brochure & Insert
Partners may use the two-panel brochure or tri-fold brochure that inserts can help residents understand the big message behind the little label better. The brochure helps residents learn about the features and benefits of living in any ENERGY STAR certified apartment, while the insert provides additional information on ENERGY STAR Multifamily New Construction program requirements.

Plaques
Buildings that earn the ENERGY STAR can promote their commitment to energy efficiency to residents, employees, and the community. Partners can choose to use a pre-designed plaque or use plaque templates from Energy Star’s Ready to Order Plaque Partners can order pre-designed building plaques through the identified vendor.

Plaque Templates: Partners can use template plaque files to create their own building plaques.

ENERGY STAR Sales Training Kit (STK) & Selling the Value of ENERGY STAR to Renters
The ENERGY STAR Sales Training Kit helps sales agents describe the features and benefits of ENERGY STAR certified homes in a way that aligns with customers’ needs. Training tools, to complement the STK, is an additional resource developed by a brain-storming session highlighting the key features and benefits of renting an ENERGY STAR home or apartment.

Communicating the Benefits of ENERGY STAR
This resource is a collection of ideas for “silent sales signs” that highlight the distinct features of ENERGY STAR certified apartments. It provides examples of display methods and recommended language that can be used in sales efforts or marketing material to showcase the benefits of ENERGY STAR certification to consumers.

*The ‘My ENERGY STAR Account’ (MYESA) site is password protected. If you don’t have your username or password, contact energystarhome@energystar.gov.
Market Your Building

Certified Multifamily Units

Looking for an ENERGY STAR certified apartment or condo? Use the Building Locator or browse our List of Buildings with ENERGY STAR Certified Apartments to find buildings with certified units near you that deliver better quality, comfort, and value.

MULTIFAMILY BUILDING LOCATOR

Click on a location within the map to see more information, including a link to the building’s profile (where available). Designed to Earn the ENERGY STAR designates buildings under construction where the design has met the ENERGY STAR requirements, but post-construction verification is still required for apartments to earn ENERGY STAR certification.

If you are experiencing issues with the interactive features of the map or tables below, try opening the map in a new tab by clicking here.

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Market Your Building

ENERGY STAR Multifamily High Rise Building Profile

The Main Street Building
123 Main Street
Washington, DC 20005

[Web Address]

Year Certified:
2014

Construction Type:
New Construction

Sector:
Market Rate

Building Description:
EPA has created this fillable PDF template that also allows you to upload a picture of the building and developer company logo. Building Profiles are an opportunity to showcase the unique energy efficiency features of your building to consumers and prospective clients alike. Building Profiles are linked from www.energystar.gov/mfhr and will be posted to the ENERGY STAR MFHR Consumer Page www.energystar.gov/certifiedapartments.

A Building Profile includes general information and a description of the building, specific energy efficiency measures, and a photo of the building and the developer company logo. Developers can add a link to either their website or building website if they comply with the ENERGY STAR Web Linking Policy.

Technologies Used:
- Steel frame walls with R-13 fiberglass and R-5 rigid insulation
- 15 SEER AC
- Low-flow fixtures, ENERGY STAR appliances and CFLs

BUILDING PROFILE HIGHLIGHT
Interested in learning more about the energy saving features in ENERGY STAR certified apartments? Use the gray arrows below to search the profiles of multifamily high rise buildings with ENERGY STAR certified units. Interested in having your multifamily high rise building highlighted? Instructions on how to submit a Building Profile are available in the Building Profile Kit (PDF 501KB).

FRANKLIN MANOR (PDF 514 KB)
999 BROAD STREET (PDF 700 KB)
LINC12 AT ORANGE STATION (PDF 656 KB)
Resources

- Program Requirements and Policy Record: www.energystar.gov-mfnc

- MFNC required if permitted on or after 7/1/2021. Multifamily buildings permitted prior to July 1, 2021, may continue to certify through the MFHR or Certified Homes program, based on the eligibility requirements of those programs. Projects that will be certified through the MFHR program must submit their MFHR Project Application to a Multifamily Review Organization (MRO) before January 1, 2021.

- Rater Training required for projects certified Jan 2020 +

- Contact energystarhomes@energystar.gov with any questions, for webinar recordings, or to be added to the stakeholder list for multifamily updates
ENERGY STAR Recorded Webinars

- ENERGY STAR MFNC Multifamily Workbook Tutorial (6/3/20)

- Deep Dive: Technical Details of the ENERGY STAR Multifamily New Construction Program (3/5/20)

- How to Utilize the ENERGY STAR Multifamily New Construction Program (2/6/20)

- Introduction to ENERGY STAR Multifamily New Construction (12/4/19)
ENERGY STAR Residential New Construction Partner Meeting Webinar Series

- **ENERGY STAR Residential New Construction Programs: The Year in Review/The Year Ahead**, EPA’s ENERGY STAR Residential New Construction Team
  Wednesday, October 28, 2020 at 1:00pm ET

- **ES Multifamily New Construction Revision 02**, Rebecca Hudson, EPA
  Friday, October 30, 2020 at 1:00pm ET

- **HVAC Grading and Standard 310**, Dean Gamble, EPA
  Thursday, November 5, 2020 at 1:00pm

- **Indoor airPLUS Version 2**, Nick Hurst, EPA
  Tuesday, November 10, 2020 at 1:00pm ET

- **ES Certified Homes Revision 11**, Dean Gamble and Elliot Seibert, EPA
  Thursday, November 12, 2020 at 1:00pm ET

- **ES Marketing Materials & Communications for Residential New Construction Partners**, Marta Montoro, EPA
  Tuesday, November 17, 2020 at 1:00pm ET

- **WaterSense Labeled Homes Version 2.0**, Jonah Schein, EPA
  Thursday, November 19, 2020 at 1:00pm ET