



ENERGY STAR®

Residential New
Construction



Technical Bulletin: A Rater's Guide to the ENERGY STAR Multifamily New Construction Program Paths

December 16, 2020

There are three different paths to earning the ENERGY STAR for multifamily new construction projects. Regardless of which path is chosen, each building must meet mandatory requirements that are verified in the field by an approved Rater.

The three certification pathways are:

1. **ERI Path:** Model the dwelling units to meet or exceed an Energy Rating Index (ERI) Target AND follow a prescriptive package of energy efficient measures in common spaces; OR
2. **ASHRAE Path:** Model the building to achieve 15% savings above code; OR
3. **Prescriptive Path:** Follow a prescriptive package of energy efficient measures in both dwelling units AND common spaces (Not available in California)

When choosing which certification path is best for a project, in addition to the differences noted above, project teams should also pay attention to energy model & HCO/MRO quality assurance costs, local code requirements, other green building program requirements, and available incentive program requirements. When considering the ERI Path, for projects over 5 stories, it is also important to consider if approved energy rating software compliant with ANSI 301-2019 will be available during design.

The goal of this bulletin is to highlight the specific differences and similarities between the three different ENERGY STAR Multifamily New Construction paths and to clarify the Rater's responsibilities for each Path. Visit the [Multifamily New Construction Certification Process](#) page for additional details.

ENERGY STAR Multifamily New Construction Certification Process for Raters

	ERI	ASHRAE	Prescriptive
Getting Started	<p>Confirm that your Developer/Builder and your Energy Rating Company (ERC) have signed a partnership agreement with EPA by checking the ENERGY STAR Partner List</p> <p>Confirm that the Rater for the project (1) holds approved credentials (e.g., Certified Rater, Approved Inspector), (2) has completed required ESMFNC training and (3) (optionally) is listed on the MFNC Trained Raters list</p> <p>Confirm that the Functional Testing Agent has or will complete online orientation and confirm if, as the Rater, you will complete any aspects of the Functional Testing Checklist (i.e., Section 5 or by using HVAC Grading)</p> <p style="text-align: center;"><i>Optional: Hold kick-off meeting and/or provide program documents to design team</i></p> <p style="text-align: center;"><i>Note: No ENERGY STAR project application is required to enroll in the MFNC program!</i></p>		
	<p>Confirm Energy Rating Company is engaged with Home Certification Organization (HCO) and aware of quality assurance requirements</p>	<p>Engage Multifamily Review Organization (MRO)</p> <p>Confirm that the energy modeler has or will complete the online orientation</p>	<p>Engage Multifamily Review Organization (MRO)</p>
Design	<p style="text-align: center;">Request HVAC Design Report from HVAC designer or MEP</p> <p style="text-align: center;">Complete Rater Design Review Checklist (PDF OR within the Multifamily Workbook)</p> <p style="text-align: center;"><i>Optional: Review construction drawings to confirm design complies with all program requirements as listed in the 4 other key program documents (Rater Field, HVAC Design, HVAC Functional Testing & Water Management)</i></p> <p style="text-align: center;"><i>Strongly recommended: Submit proposed design documentation to oversight organization for review</i></p>		
	<p>Complete preliminary energy modeling (dwelling units)</p> <p style="text-align: center;"><i>Optional: Complete MF Workbook (with Design components completed)</i></p>	<p>Complete preliminary energy modeling (building)</p> <p style="text-align: center;">Complete MF Workbook (with Design components completed)</p>	<p style="text-align: center;">(No modeling required)</p> <p style="text-align: center;">Complete MF Workbook (with Design components completed)</p>
Build	<p style="text-align: center;">Verify all items on Rater Field Checklist (via inspections and diagnostic tests)</p> <p style="text-align: center;">Collect HVAC Functional Testing Checklist, completing Section 5 if applicable</p>		
	<p style="text-align: center;"><i>Optional: Update MF Workbook</i></p>	Update MF Workbook	Update MF Workbook
Post Construction	<p>Complete final energy model to reflect as-built conditions for all dwelling units</p> <p>Submit each dwelling unit's energy model to HCO</p>	<p>Complete final energy model to reflect as-built conditions</p> <p>Submit As-Built Submittal (ABS) to MRO</p>	<p style="text-align: center;">(No modeling required)</p> <p>Submit As-Built Submittal (ABS) to MRO</p>
	<p style="text-align: center;">Save copies of all documents per oversight organization requirements</p> <p style="text-align: center;">Send ENERGY STAR dwelling unit labels (and building certificates, if requested) to Developer/Builder</p>		
Marketing & Labeling	<p>Coordinate with HCO or Rating Provider to report certified units to EPA</p>	No action required. MRO reports certified projects to EPA	No action required. MRO reports certified projects to EPA
	<p>Follow HCO protocol for file/field quality assurance reviews</p> <p>[10% of units by Rater file-reviewed, 1% of units field-reviewed, including sample of common space in building]</p>	<p>Follow MRO protocol for file/field quality assurance reviews</p> <p>[100% file review, 1% of all projects field-reviewed; based on MRO's volume, not by Rater]</p>	<p>Follow MRO protocol for file/field quality assurance reviews</p> <p>[100% file review, 1% of all projects field-reviewed; based on MRO's volume, not by Rater]</p>
Quality Assurance			

Thank you for your continued support of the ENERGY STAR Residential New Construction program. Please do not hesitate to contact energystarhomes@energystar.gov with any questions, whether related to technical requirements, program resources, or ready-made marketing materials.

View past [ENERGY STAR Residential New Construction technical bulletins](#).

Best regards,

The ENERGY STAR Multifamily team

ENERGY STAR® is the simple choice for energy efficiency. For 25 years, EPA's ENERGY STAR program has been America's resource for saving energy and protecting the environment. Join the millions making a difference at energystar.gov.

