



ENERGY STAR Single-Family New Homes Caribbean Program Requirements, Version 3 (Rev. 12)

These Program Requirements shall only be used in Puerto Rico & the U.S Virgin Islands

Eligibility Requirements

Site-built or modular ¹ Dwellings ² (e.g., single-family homes and duplexes) and Townhouses ³ are eligible to participate in the ENERGY STAR Single-Family New Homes (SFNH) program.

Dwelling Units in certain low-rise multifamily buildings are also eligible to participate in the ENERGY STAR SFNH program if permitted prior to July 1, 2022. See Footnote 4 for details. ⁴

While primarily intended for new construction, existing homes (e.g., undergoing a gut rehabilitation) are also eligible to participate in the ENERGY STAR SFNH program, with guidance available at: www.energystar.gov/GutRehabGuidance.

For information about other ENERGY STAR residential new construction programs, visit www.energystar.gov/newhomesrequirements.

Note that compliance with these requirements is not intended to imply compliance with all local code requirements. ⁵

Partnership and Training Requirements

The following requirements must be met prior to certifying homes:

- Builders are required to sign an ENERGY STAR Partnership Agreement and complete the online Version 3 Builder Orientation, which can be found at www.energystar.gov/homesPA.
- Energy Rating Companies (e.g., rater companies and Providers ⁶) are required to sign an ENERGY STAR Partnership Agreement, which can be found at www.energystar.gov/homesPA, and operate under a Home Certification Organization (HCO). ⁷ Learn more and find a current list of HCOs at www.energystar.gov/hco.
- Raters ⁸ are required to complete EPA-recognized training which can be found at www.energystar.gov/newhomestraining.

ENERGY STAR Certification Process for the Caribbean

1. The certification process provides a single set of measures that must be used to construct an ENERGY STAR Certified Home in the Caribbean, coupled with an ERI rating for quality assurance purposes. Use an EPA-recognized HCO's Approved Software Rating Tool to configure efficiency measures that are equal to or better than the prescriptive measures listed in Exhibit 1, ENERGY STAR Reference Design, for the home to be certified. The resulting ERI is not required to meet a specific target value for the homes to be certified. The ERI value shall be calculated using ANSI / RESNET / ICC 301 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the HCO that the home is being certified under, with approved exceptions listed at www.energystar.gov/ERIEExceptions.
2. Construct the home using the measures selected in Step 1 and the Mandatory Requirements for All Certified Homes, Exhibit 2.
3. Using a Rater, verify that all requirements have been met in accordance with the Mandatory Requirements for All Certified Homes and with the inspection procedures for minimum rated features in ANSI / RESNET / ICC 301, Appendix B. ^{8,9} For modular homes, a Rater must verify any requirement in the plant not able to be verified on-site because a feature will be concealed prior to shipment. Finally, submit the home to the HCO for final certification and follow the HCO's certification and oversight procedures (e.g., quality assurance, recordkeeping, and reporting). The Rater is required to keep electronic or hard copies of the completed and signed Caribbean and Pacific Rater checklists and the National HVAC Design Report.

The Rater must review all items on the Caribbean and Pacific Rater checklists. Raters are expected to use their experience and discretion to verify that the overall intent of each inspection checklist item has been met (i.e., identifying major defects that undermine the intent of the checklist item versus identifying minor defects that the Rater may deem acceptable).

In the event that a Rater finds an item that is inconsistent with the intent of the checklists, the home cannot earn the ENERGY STAR until the item is corrected. If correction of the item is not possible, the home cannot earn the ENERGY STAR. In the event that an item on a Caribbean and Pacific Rater checklist cannot be inspected by the Rater, the home also cannot earn the ENERGY STAR.

In the event that a Rater is not able to determine whether an item is consistent with the intent (e.g., an alternative method of meeting a checklist requirement has been proposed), then the Rater shall consult their Provider. If the Provider also cannot make this determination, then the Rater or Provider shall report the issue to EPA prior to project completion at: energystarhomes@energystar.gov and will receive an initial response within 5 business days. If EPA believes the current program requirements are sufficiently clear to determine whether the intent has been met, then this guidance will be provided to the partner and enforced beginning with the house in question. In contrast, if EPA believes the program requirements require revisions to make the intent clear, then this guidance will be provided to the partner but only enforced for homes permitted after a specified transition period after the release of the revised program requirements, typically 60 days in length.

This will allow EPA to make formal policy decisions as partner questions arise and to disseminate these policy decisions through the [Policy Record](#) and the periodic release of revised program documents to ensure consistent application of the program requirements.



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Exhibit 1: ENERGY STAR Reference Design

The ENERGY STAR Reference Design Home is the set of efficiency features required to be used to construct an ENERGY STAR Certified Home in the Caribbean. Note that either Measure A: Solar Water Heater or Measure B: Bedroom Mini-Split HVAC must be selected and used in combination with all measures in the Envelope, Windows, & Doors section and Lighting & Appliances section. No tradeoffs are allowed. In addition, note that the Mandatory Requirements for All Certified Homes, Exhibit 2, contain additional requirements such as prescriptive air sealing requirements and mini-split wiring requirements.

<p>Cooling Equipment & Water Heating Equipment</p> <ul style="list-style-type: none"> • At least one of the following two measures shall be selected and met: <ul style="list-style-type: none"> • Measure A: Solar Water Heater - DHW equipment shall include a solar water heater system with a Solar Fraction $\geq 87\%$.¹⁰ No space cooling is required if Measure A is selected, but <u>if</u> any space cooling is provided, it must be provided using mini-split AC's or HP's ≥ 15 SEER. A single mini-split head is permitted to serve one or more bedrooms using up to 10 ft. of ductwork per head. • Measure B: Bedroom Mini-Split HVAC - Mini-split AC's or HP's ≥ 15 SEER, each with ≤ 10 ft. of ductwork, shall serve all bedrooms. No space cooling is required outside of bedrooms, but <u>if</u> any space cooling is provided outside bedrooms, it must be provided using mini-split AC's or HP's ≥ 15 SEER. A single mini-split head is permitted to serve one or more bedrooms using up to 10 ft. of ductwork per head. 				
<p>Envelope, Windows, & Doors</p> <ul style="list-style-type: none"> • Wall insulation shall be $\geq R-5$. • Windows in all bedrooms shall meet the following specifications: <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 60%;"> <tr> <td style="padding: 2px;">Window U-Value:</td> <td style="padding: 2px; text-align: right;">≤ 1.2</td> </tr> <tr> <td style="padding: 2px;">Window SHGC:</td> <td style="padding: 2px; text-align: right;">≤ 0.35</td> </tr> </table> 	Window U-Value:	≤ 1.2	Window SHGC:	≤ 0.35
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<p>Lighting & Appliances</p> <ul style="list-style-type: none"> • Ceiling fans shall be installed in all primary living areas greater than 75 ft² and be ENERGY STAR certified.¹¹ • ENERGY STAR LED light bulbs shall be installed in 100% of ANSI / RESNET / ICC 301-defined Qualifying Light Fixture Locations. 				



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Exhibit 2: Mandatory Requirements for All Certified Homes

Party Responsible	Mandatory Requirements
Rater	<ul style="list-style-type: none"> • Completion of SFNH Caribbean and Pacific Rater Design Review Checklist, Version 3, with the following exemptions: Item 1.2 and 2.2 • Completion of SFNH Caribbean and Pacific Rater Field Checklist, Version 3, with the following exemptions: Section 1; Items 2.2, 2.4, and 2.5; and Section 5
HVAC System Designer	<ul style="list-style-type: none"> • Completion of SFNH National HVAC Design Report, Version 3 / 3.1 / 3.2 with the following exemptions: Section 3, Section 4, and Section 5
Builder	<ul style="list-style-type: none"> • Completion of SFNH National Water Mgmt. System Builder Reqs., Version 3 / 3.1 / 3.2

Effective Date

To determine the program Version and Revision that a home is required to be certified under, look up the location and permit date of the home in Exhibit 3. Program requirements for other locations can be found at www.energystar.gov/newhomesrequirements.

Homes permitted prior to January 1, 2020 are permitted to be certified according to either the Tropics Version 3 or Caribbean Version 3 program requirements.

This Exhibit contains all implementation timelines applicable on or after January 1, 2020. Implementation timelines applicable prior to this date can be obtained by contacting energystarhomes@energystar.gov.

Exhibit 3: ENERGY STAR Single-Family New Homes Implementation Timeline for the Caribbean

State / Territory	Homes Permitted ¹² On or After This Date Must Meet the Adjacent Version & Revision	Version	Revision ¹³
		PR, USVI	01-01-2020
	01-01-2022	Caribbean v3	Rev. 11
	01-01-2024	Caribbean v3	Rev. 12



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Footnotes:

1. A modular home is a prefabricated home that is made of multiple modules or sections that are manufactured and substantially assembled in a manufacturing plant. These pre-built sections are transported to the building site and constructed by a builder to meet all applicable building codes for site-built homes.
2. A Dwelling, as defined by ANSI / RESNET / ICC 301, is any building that contains one or two Dwelling Units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. ANSI / RESNET / ICC 301 defines a Dwelling Unit as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
3. A Townhouse, as defined by ANSI / RESNET / ICC 301, is a single-family Dwelling Unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. Townhouses are also eligible to participate in the ENERGY STAR Multifamily New Construction Program.
4. If permitted prior to July 1, 2022, the following are also eligible to participate in the ENERGY STAR SFNH program:
 - Dwelling units in any multifamily building with 4 units or fewer; OR
 - Dwelling units in multifamily buildings with 3 stories or fewer above-grade; OR
 - Dwelling units in multifamily buildings with 4 or 5 stories above-grade where dwelling units occupy 80% or more of the occupiable square footage of the building. When evaluating mixed-use buildings for eligibility, exclude commercial / retail space when assessing whether the 80% threshold has been met.

Any above-grade story with 20% or more occupiable space, including commercial space, shall be counted towards the total number of stories for the purpose of determining eligibility to participate in the program. The definition of an 'above-grade story' is one for which more than half of the gross surface area of the exterior walls is above-grade. All below-grade stories, regardless of type, shall not be included when evaluating eligibility.

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.

5. While certification will result in compliance with many code requirements, a Rater is not responsible for ensuring that all code requirements have been met prior to certification. For more information about how these program requirements help satisfy code requirements, visit: www.energystar.gov/newhomesguidance. In the event that a code requirement, a manufacturer's installation instructions, or an engineering document conflict with a requirement of the ENERGY STAR program (e.g., slab insulation is prohibited to allow visual access for termite inspections), then the conflicting requirement within these program requirements shall not be met. Certification shall only be allowed if the Rater has determined that no equivalent option is available that could meet the intent of the conflicting requirement (e.g., switching from exterior to interior slab edge insulation). Note that a home must still meet the ERI value that results from configuring efficiency measures that are equal to the prescriptive measures listed in Exhibit 1, ENERGY STAR Reference Design, for the home to be certified. Therefore, other efficiency measures may be needed to compensate for the omission of the conflicting requirement.
6. The term 'Provider' refers to an Approved Rating Provider, as defined by ANSI / RESNET / ICC 301, that is approved by an HCO.
7. HCOs are independent organizations recognized by EPA to implement an ENERGY STAR certification program for single-family and multifamily homes and apartments using an Energy Rating Index (ERI) compliance path. Learn more and find a current list of HCOs at www.energystar.gov/partner_resources/residential_new/working/other_participants/hco.
8. The term 'Rater' refers to the person(s) completing the third-party verification required for certification. The person(s) shall: a) be a Certified Rater or Approved Inspector, as defined by ANSI / RESNET / ICC 301, or an equivalent designation as determined by an HCO; and, b) have attended and successfully completed an EPA-recognized training class. See www.energystar.gov/newhomestraining.
9. Raters who operate under an HCO with a Sampling Protocol are permitted to verify the Minimum Rated Features of the home and to verify any Checklist Item designated "Rater Verified" using an HCO-approved Sampling Protocol. No parties other than Raters are permitted to use sampling. All other items shall be verified for each certified home. For example, no items on the National HVAC Design Report are permitted to be verified using a sampling protocol.
10. Solar fraction shall be determined using the [ICC-SRCC OG-300 Solar Water Heating System Certification Program's](http://www.icc-srcc.org/OG-300_Solar_Water_Heating_System_Certification_Program's) annual solar fraction rating (SFA) for the rating location closest to the home and for the SRCC OG-300 Draw Pattern. A solar water heater system with a Solar Fraction $\geq 87\%$ that has no backup water heater is permitted to be used. For the OG-300 directory, visit <https://solar-rating.org/directories/certified-companies/>.
11. Primary living areas include dining rooms, living rooms, family rooms, dens, bedrooms and home offices. Primary living areas do not include other spaces, such as kitchens, bathrooms, hallways, stairways, entrances, garages, and utility rooms.
12. The Rater may define the 'permit date' as either the date that the permit was issued or the date of the contract on the home. In cases where permit or contract dates are not available, Providers have discretion to estimate permit dates based on other construction schedule factors. These assumptions should be both defensible and documented.
13. Homes certified under Rev. 12 of the program requirements are permitted to use either Rev. 08, 09, 10, 11, or 12 of the National HVAC Design Report.