ERI Target Procedure for use with ANSI/RESNET/ICC 301-2014

This document provides detailed instructions for determining the ENERGY STAR ERI Target, the highest ERI value that each rated multifamily unit, excluding townhouses, may achieve to earn the ENERGY STAR. Note that, in addition to meeting the ENERGY STAR ERI Target for each unit, units shall also meet all Mandatory Requirements for All Multifamily New Construction Projects in Exhibit 2 of the National Program Requirements for ENERGY STAR Multifamily New Construction, Version 1 / 1.1 / OR-WA 1.2. While Townhouses are eligible to earn ENERGY STAR Multifamily New Construction certification by meeting their ENERGY STAR ERI Target and also meeting all Mandatory Requirements for All Multifamily New Construction Projects in Exhibit 2 of the National Program Requirements, the instructions for determining their ENERGY STAR ERI Target is in the National ERI Target Procedure for ENERGY STAR Certified Homes.

An EPA-recognized Verification Oversight Organization's Approved Software Rating Tool shall automatically determine (i.e., without relying on a user-configured ENERGY STAR Multifamily Reference Design) this target for each rated unit. This shall be done by configuring the ENERGY STAR Multifamily Reference Design in accordance with Exhibit 1, the Expanded ENERGY STAR Multifamily Reference Design Definition, and calculating its associated ERI value. The ERI value shall be calculated using ANSI / RESNET / ICC Standard 301-2014 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 301-2014 shall also be followed. Any exceptions shall be approved by EPA and reported at www.energystar.gov/ERIExceptions. This value, rounded to the nearest whole number, shall equal the ENERGY STAR ERI Target.

The Oregon and Washington ERI Target Procedure (ANSI 301-2019) must instead be used to determine the ENERGY STAR ERI Target when using ANSI / RESNET / ICC Standard 301-2019.

Exhibit 1: Expanded ENERGY STAR Multifamily Reference Design Definition

Building Component	Expanded ENERGY STAR Multifamily Reference Design Definition [1]
Foundations:	Construction Type & Structural Mass: Same as Rated Unit [2], except: • For masonry floor slabs, modeled with 80% of floor area covered by carpet and 20% of floor directly exposed to room air
	Conditioning Type: Same as Rated Unit [2], except: • Crawlspaces shall be modeled as vented with net free vent aperture = 1sq. ft. per 150 sq. ft. of crawlspace floor area
	Gross Area: Same as Rated Unit [2]
	Insulation: [3, 4] Choose appropriate insulation level below; • Basement Wall Continuous Insulation R-Value only applies to conditioned basements; if applicable, insulation shall be located on interior side of walls • Floor assemblies above crawlspace foundations shall be configured to meet the applicable floor assembly U-factor listed in the building component section for Floors Over Unconditioned Spaces • On-grade and below-grade slab floors shall be insulated to the Slab Insulation R-value at both the perimeter for the entire depth of the slab, or 2 ft. if slab depth is not specified by user, and under the entire slab area
	Climate Zone: **CZ 4 C & 5** **CZ 6** **Slab Insulation R-Value:** 10 10 **Basement Wall Continuous Insulation R-Value:** 15 15
Floors Over Unconditioned Spaces:	Construction Type: Wood frame
	Gross Area: Same as Rated Unit [2]
	Insulation: [3, 4]
	Climate Zone: **CZ 4 C & 5** **CZ 6** **Floor Assembly U-Factor:** 0.028 0.028
Above-Grade Walls:	Interior and Exterior Construction Type: Wood frame
	Gross Area: Same as Rated Unit [2]
	Solar Absorptance = 0.75
	Emittance = 0.90
	Insulation: [3]
	Climate Zone: **CZ 4 C & 5** **CZ 6** **Wall Assembly U-Factor:** 0.056 0.056
Thermally Isolated Sunrooms:	None
Doors:	Area: Same as Rated Unit [2]
	Orientation: Same as Rated Unit [2]
	U-Factors and SHGCs:
	Door Type: **Opaque** **≤ 1/2-Lite** **> 1/2-Lite** **U-Factor:** 0.17 0.25 0.30 **SHGC:** n/a 0.25 0.30
Glazing:	Total Area: AG = 0.15 x CFA x FA x F, without exceeding available wall area [5]
	Orientation: Same as Rated Unit [2], by percentage of area
	Interior Shade Coefficient: Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301
	External Shading: None
	Assembly U-Factors and SHGCs:
	Climate Zone: **CZ 4 C & 5** **CZ 6** **U-Factor:** 0.27 0.27 **SHGC:** 0.30 0.30
	Class AW Assembly U-Factors (i.e., Structural) Windows based on 2015 IgCC
	Climate Zone: **CZ 4 C & 5** **CZ 6** **Fixed Window U-Factor:** 0.36 0.34 **Operable Window U-Factor:** 0.43 0.41 **SHGC:** 0.30 0.30
Skylights:	None
Ceilings:	Construction Type: Wood frame
	Gross Area: Same as Rated Unit [2]
	Insulation: [3]
	Climate Zone: **CZ 4 C & 5** **CZ 6** **Ceiling Assembly U-Factor:** 0.026 0.026
Top Floor Unit Attics:	Construction Type: Vented with aperture = 1sq. ft. per 300 sq. ft. ceiling area
	Radiant Barrier: None
Roofs:	Construction Type: Composition shingle on wood sheathing
	Gross Area: Same as Rated Unit [2]
	Solar Absorptance = 0.92
	Emittance = 0.90

Exhibit 1: Expanded ENERGY STAR Multifamily Reference Design Definition (Continued)

Heating Systems:	Heating capacity shall be selected in accordance with ACCA Manual S based on loads calculated for the Reference Design in accordance with ACCA Manual J, Eighth Edition, ASHRAE Handbook of Fundamentals, or an equivalent computation procedure		
	Fuel Type: Same as Rated Unit [2, 6]		
	System Type: Same as Rated Unit [2], except Reference Design shall be configured with air-source heat pump where Rated Unit is modeled with air-source or ground-source heat pump, electric strip heat, or electric baseboard heat; applicable efficiency selected from below [7]		
	Climate Zone:	**CZ 4C & 5**	**CZ 6**
	Gas Furn. AFUE:	95	95
	Oil Furn. AFUE:	85	85
	Gas Boiler AFUE:	90	90
	Oil Boiler AFUE:	86	86
	Air-Source Heat Pump HSPF:	9.5	9.5
	Air-Source Heat Pump Backup:	Electric	Electric
	Ground-Source Heat Pump COP:	n/a	n/a
	For non-electric warm furnaces and non-electric boilers, the Electric Auxiliary Energy shall be determined in accordance with the methodology for the Energy Rating Reference Home in ANSI / RESNET / ICC Std. 301, using the capacity determined in this Section		
Cooling Systems:	Cooling capacity shall be selected in accordance with ACCA Manual S based on loads calculated for the Reference Design in accordance with ACCA Manual J, Eighth Edition, ASHRAE Handbook of Fundamentals, or an equivalent computation procedure		
	Fuel Type: Same as Rated Unit [2, 6]		
	System Type: Same as Rated Unit [2], except Reference Design shall be configured with air-source heat pump where Rated Unit is modeled with air-source or ground-source heat pump, electric strip heat, or electric baseboard heat; applicable efficiency selected from below [8]		
	Climate Zone:	**CZ 4 C & 5**	**CZ 6**
	AC SEER:	13	13
	Air-Source Heat Pump SEER:	15	15
	Ground-Source Heat Pump EER:	n/a	n/a
Service Water Heating Systems:	Use (Gallons per Day): Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301, except for reduced usage resulting from R-3 pipe insulation and the equipment specified in the Lighting, Appliances, Fixtures & Internal Gains Section [9]		
	Tank Temperature: Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301		
	Recirculation Pump: 0 kWh per year		
	Fuel Type & System Type: If Rated Unit uses a system with a gas or propane fuel type, model as instantaneous gas water heater. If Rated Unit uses a system with an oil, electric, or other fuel type, model as 60 gallon electric heat pump water heater. Select applicable efficiency from below [6]		
	Climate Zone:	**CZ 4 C & 5**	**CZ 6**
	Gas DHW EF:	0.91 EF	0.91 EF
	Electric DHW EF:	2.5 EF	2.0 EF
Thermal Distribution Systems:	Duct Leakage to Outside: The greater of 4 CFM25 per 100 sq. ft. of conditioned floor area or 40 CFM25		
	Duct Insulation: R-8 on all ducts located in unconditioned space		
	Duct Surface Area: Same as Rated Unit [2]		
	Supply and Return Duct Locations shall be configured according to the table below		
	Ceiling Type:	**100% Adiabatic**	**All Other**
	One Story Unit:	100% Conditioned	100% Attic
	All other Units:	100% Conditioned	75% Attic / 25% Conditioned
Thermostat:	Type: Programmable		
	Temperature Setpoints: Same as Energy Rating Reference Home, but with offsets for a programmable thermostat, as defined by ANSI / RESNET / ICC Std. 301		
Infiltration & Mechanical Ventilation:	Compartmentalization Rates:		
	Floor Type:	**100% Conditioned Space Below**	**All Other**
	cfm50/ft^2 Enclosure Area [10]	0.255	0.30
	Mechanical ventilation system without heat recovery		
	Rate: CFM = 0.01 * CFA + 7.5 * (Nbr + 1), where CFA = Conditioned Floor Area and Nbr = Number of Bedrooms; Runtime: 24 Hours / Day		
	Fan Watts: Watts = CFM Rate / 2.8 CFM per Watt, where CFM Rate is determined above		
	Climate Zone:	**CZ 4 C & 5**	**CZ 6**
	Ventilation Type:	Exhaust	Exhaust

Exhibit 1: Expanded ENERGY STAR Multifamily Reference Design Definition (Continued)

Lighting, Appliances, Fixtures & Internal Gains:	Lighting: Fraction of qualifying Tier I fixtures to all fixtures in qualifying light fixture locations 90% for interior; 0% for exterior and garage						
	Refrigerator: 423 kWh per year						
	Dishwasher: 0.66 EF, Place Setting Capacity Same as Rated Unit [2]; use 12 settings if no dishwasher installed in Rated Unit						
	Clothes Washer: Use the ENERGY STAR values below, even if no clothes washer is installed. Exception: If installed clothes washer is not available as ENERGY STAR certified (e.g., top-loading commercial clothes washers, Combination All-In One Washer-Dryers), model the same as the Rated Unit clothes washer						
		LER	**$/kWh**	**AGC**	**$/therm**	**CAPw**	**IMEF**
	ENERGY STAR	152	0.12	12	1.09	4.2	2.06
	Clothes Dryer: Field Use Factor is 1.04 and CEF is 3.93 for electric and 3.43 for gas, even if no clothes dryer is installed. Exception: If installed clothes dryer is not available as ENERGY STAR certified (e.g., commercial clothes dryers, Combination All-In One Washer-Dryers), model the same as the Rated Unit clothes dryer						
	Ceiling Fan: 122 CFM per Watt; Quantity = Number of bedrooms + 1 when ceiling fans present in the Rated Unit; otherwise Quantity = 0						
	Water fixtures: all showers and faucets ≤ 2.0 gpm						
	Internal Gains: Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301, except for adjustments for the lighting, refrigerator, dishwasher, clothes washer, clothes dryer, and ceiling fans specified in this section						
Internal Mass:	Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301						
	Additional mass specifically designed as a Thermal Storage Element for the Rated Unit shall be excluded						

Footnotes:

1. Any parameter not specified in this exhibit shall be identical to the value entered for the Rated Unit. Where envelope building components do not exist in the Rated Unit, such as a foundation or slab, they should not be modeled in the ENERGY STAR Multifamily Reference Design. Where the envelope component is adiabatic in the Rated Unit, it shall also be adiabatic in the Multifamily Reference Design.
2. "Same as Rated Unit" indicates that the parameter shall be identical to the value entered for the Rated Unit.
3. Slab insulation R-values represent nominal insulation levels; and assembly U-factors for foundations, floors, walls, and ceilings represent the overall assembly, inclusive of sheathing materials, cavity insulation, installation quality, framing, and interior finishes.
4. If software allows the user to specify the thermal boundary location independent of the conditioned space boundary in the basement of the Rated Unit, then the thermal boundary of the ENERGY STAR Multifamily Reference Design shall be aligned with this boundary. For example, if the thermal boundary is located at the walls, then the wall insulation shall be configured as if it was a conditioned basement. If the thermal boundary is located at the floor above the basement, then the floor insulation shall be configured as if it was a floor over an unconditioned space.
5. When determining the ENERGY STAR ERI Target, the following formula shall be used to determine total window area of the ENERGY STAR Multifamily Reference Design:

   $$AG = 0.15 \times CFA \times FA \times F$$

   Where:
   - AG = Total glazing area
   - CFA = Total conditioned floor area
   - FA = (Gross above-grade thermal boundary wall area) / (Gross above-grade boundary wall area + 0.5 x Gross below-grade thermal boundary wall area)
   - F = 1- 0.44 x (Gross common wall area) / (Gross above-grade thermal boundary wall area + Gross common wall area)

   And where:
   - Thermal boundary wall is any wall that separates conditioned space from unconditioned space, outdoor environment, or the surrounding soil;
   - Above-grade thermal boundary wall is any portion of a thermal boundary wall not in contact with soil;
   - Below-grade boundary wall is any portion of a thermal boundary wall in soil contact; AND
   - Common wall is the total wall area of walls adjacent to other conditioned space, not including foundation walls.
6. Fuel type(s) shall be same as Rated Unit, including any dual-fuel equipment where applicable. For a Rated Unit with multiple heating, cooling, or water heating systems using different fuel types, the applicable system capacities and fuel types shall be weighted in accordance with the loads distribution (as calculated by accepted engineering practice for that equipment and fuel type) of the multiple systems.
7. For a Rated Unit without a heating system, the ENERGY STAR Multifamily Reference Design shall be configured with a 78% AFUE gas furnace system, unless the Rated Unit has no access to natural gas or fossil fuel delivery. In such cases, the ENERGY STAR Reference Multifamily Design shall be configured with a 7.7 HSPF air-source heat pump.
8. For a Rated Unit without a cooling system, the ENERGY STAR Multifamily Reference Design shall be configured with a 13 SEER electric air conditioner.
9. That is to say, representative of standard-flow plumbing fixtures, reference clothes washer gallons per day, standard distribution system water use effectiveness, a hot water piping ratio of 1.0, no pipe insulation, and no drain water heater recovery.
10. In accordance with the *RESNET Guidelines for Multifamily Energy Ratings,* for a Rated Unit with conditioned space below, software shall either automatically apply a 15% reduction to the compartmentalization results of the Rated Unit or instruct the Rater to apply the reduction. If automatically applied, the software shall make that known, such that the Rater does not also apply the same reduction. The 15% reduction shall not be applied if the Rated Unit is located in a building where outdoor air for the Rated Unit is supplied to the corridor and is not directly ducted either into the Rated Unit or into the Rated Unit's HVAC system.