ENERGY STAR®
Residential New Construction Programs

Historical Document

This document is provided for reference because it has been superseded by a more recent Version or Revision. Please find current program documents on the Program Requirements webpage.

Use of older Versions and Revisions, such as this document, are typically limited to homes and buildings with a permit date (or, for manufactured homes, a production date) prior to a specified date. Consult the Implementation Timeline table to assess whether a home or apartment is still eligible to be certified using this document.

For questions or more information, contact us at energystarhome@energystar.gov.

National ERI Target Procedure (ANSI 301-2014)

ENERGY STAR Multifamily New Construction, Version 1 (Rev. 02)

National 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 Single-Family New Homes.

An EPA-recognized Home Certification 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 implementation schedule defined by the HCO that the building is being certified under. 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 National 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.

National ERI Target Procedure (ANSI 301-2014)

ENERGY STAR Multifamily New Construction, Version 1 (Rev. 02)

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 • Slab floors with a floor surface less than 24" below grade shall be insulated to the Slab Insulation R-value. The insulation shall extend downward from the top of the slab on the outside of the foundation wall and then vertically below-grade to the Slab Insulation Depth							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	Slab Insulation R-Value:	0	0	0	10	10	15	15	20
	Slab Insulation Depth (ft):	0	0	0	2	2	2	2	2
	Basement Wall Continuous Insulation R-Value:	0	0	0	7.5	7.5	7.5	10	12.5
Floors Over Unconditioned Spaces:	Construction Type: Wood frame							
	Gross Area: Same as Rated Unit [2]							
	Insulation: [3, 4]							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	Floor Assembly U-Factor:	0.282	0.052	0.033	0.033	0.033	0.033	0.033	0.033
Above-Grade Walls, adjacent to Exterior or Garage:	Interior and Exterior Construction Type: Wood frame							
	Gross Area: Same as Rated Unit [2]							
	Solar Absorptance = 0.75							
	Emittance = 0.90							
	Insulation: [1, 3]							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	Wall Assembly U-Factor:	0.089	0.089	0.089	0.089	0.064	0.051	0.051	0.036
Thermally Isolated Sunrooms:	None							
Doors: [5]	Area: Same as Rated Unit [2]							
	Orientation: Same as Rated Unit [2]							
	Door Type:	**Opaque**			**≤ 1/2-Lite**		**> 1/2-Lite**	
	U-Factor:	0.21			0.27		0.32	
	SHGC:	n/a			0.30		0.30	
Glazing: [5]	Total Area: AG = 0.15 x CFA x FA x F, without exceeding available wall area [6]							
	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							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	U-Value:	0.60	0.60	0.35	0.32	0.30	0.30	0.30	0.30
	SHGC:	0.27	0.27	0.30	0.40	0.40	0.40	0.40	0.40
	Class AW Assembly U-Factors (i.e., Structural) Windows based on 2012 IECC							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	Fixed Window U-Factor	0.50	0.50	0.46	0.38	0.38	0.36	0.29	0.29
	Operable Window U-Factor	0.65	0.65	0.60	0.45	0.45	0.43	0.37	0.37
	SHGC:	0.27	0.27	0.30	0.40	0.40	0.40	0.40	0.40
Skylights:	None							
Ceilings, adjacent to Exterior or Unconditioned Space Volumes:	Construction Type: Wood frame							
	Gross Area: Same as Rated Unit [2]							
	Insulation: [1, 3]							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	Ceiling Assembly U-Factor:	0.027	0.027	0.027	0.027	0.027	0.027	0.027	0.027
Attics:	Construction Type: Vented with aperture = 1sq. ft. per 300 sq. ft. ceiling area [1, 7]							
	Radiant Barrier: In climate zones 1-3, if >10 linear ft. of ductwork are located in unconditioned attic							
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)

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

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

Ceiling Fan: 122 CFM per Watt; Quantity = Number of bedrooms + 1 when ceiling fans present in the Rated Unit; otherwise Quantity = 0

Clothes Washer and Dryer: Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301

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

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. For forced-air HVAC systems, degraded capacity from Grade III install shall be accounted for using same methodology applied to Energy Rating Reference Home

Fuel Type: Same as Rated Unit [2, 8]

Installation Quality: For forced-air HVAC systems, Grade III airflow and watt draw; for air-source heat pumps, also Grade III ref. charge

System Type: Same as Rated Unit [2], except Reference Design shall be configured with air-source heat pump in CZ 1-6 where Rated Unit is modeled with air-source or ground-source heat pump, electric strip heat or electric baseboard heat, and Reference Design shall be configured with ground-source heat pump in CZ 7 & 8 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 [9]

Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
Gas Furn. AFUE:	80	80	80	90	90	90	90	90
Oil Furn. AFUE:	80	80	80	85	85	85	85	85
Gas Boiler AFUE:	80	80	80	85	85	85	85	85
Oil Boiler AFUE:	80	80	80	85	85	85	85	85
Air-Source Heat Pump HSPF:	8.2	8.2	8.2	8.5	9.25	9.5	n/a	n/a
Air-Source Heat Pump Backup:	Electric	Electric	Electric	Electric	Electric	Electric	n/a	n/a
Ground-Source Heat Pump COP:	n/a	n/a	n/a	n/a	n/a	n/a	3.5	3.5

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

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. For forced-air HVAC systems, degraded capacity from Grade III install shall be accounted for using same methodology applied to Energy Rating Reference Home

Fuel Type: Same as Rated Unit [2, 8]

Installation Quality: For forced-air HVAC systems, Grade III airflow and watt draw; for AC's & air-source heat pumps, also Grade III ref. charge

System Type: Same as Rated Unit [2], except Reference Design shall be configured with air-source heat pump in CZ 1-6 where Rated Unit is modeled with air-source or ground-source heat pump, electric strip heat, or electric baseboard heat; and Reference Design shall be configured with ground-source heat pump in CZ 7 & 8 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 [10]

Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
AC SEER:	14.5	14.5	14.5	13	13	13	13	13
Air-Source Heat Pump SEER:	14.5	14.5	14.5	14.5	14.5	14.5	n/a	n/a
Ground-Source Heat Pump EER:	n/a	n/a	n/a	n/a	n/a	n/a	16.1	16.1

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 the equipment specified in the Lighting, Appliances, Fixtures, & Internal Gains Section [11]

Tank Temperature: Same as Energy Rating Reference Home, as defined by ANSI / RESNET / ICC Std. 301

Recirculation Pump: 0 kWh per year

Fuel Type: Same as Rated Unit [2, 8]

System Type: Conventional storage water heater with tank size equal to that of Rated Unit, unless Rated Unit uses instantaneous water heater in which case select 50 gallon tank for gas systems and 60 gallon tank for electric systems. Select applicable efficiency from below using tank size of Reference Design

Gas Storage Tank Capacity:	**≤ 55 Gal**	**> 55 Gal**
Gas DHW EF:	0.67 EF	0.77 EF

Electric Storage Tank Capacity:	**All Sizes**
Electric DHW EF:	0.95 EF

Oil Storage Tank Capacity: [12]	**30 Gallon**	**40 Gallon**	**50 Gallon**	**60 Gallon**	**70 Gallon**	**80 Gallon**
Oil DHW EF:	0.64	0.62	0.60	0.58	0.56	0.54

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 supply ducts located in unconditioned attic ● R-6 on all other ducts located in unconditioned space

Duct Surface Area: Same as Rated Unit [2]

Supply and Return Duct Locations shall be configured according to the number of stories & ceiling type of the Rated Unit using the table below

Ceiling Type:	**100% Adiabatic Ceiling**	**All Other Ceiling Combinations**
One Story Unit:	100% of Supply & Return Ducts in Conditioned Space	100% of Supply & Return Ducts in Vented Attic
Multi-story Units:	100% of Supply & Return Ducts in Conditioned Space	75% of Supply & Return Ducts in Vented Attic / 25% of Supply & Return Ducts in Conditioned Space

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

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 Rated Unit**				**All Other Floor Combinations**		
	cfm50/ft^2 Enclosure Area [13]	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 / 2.2 CFM per Watt, where CFM Rate is determined above							
	Climate Zone:	**CZ 1**	**CZ 2**	**CZ 3**	**CZ 4**	**CZ 4 C & 5**	**CZ 6**	**CZ 7**	**CZ 8**
	Ventilation Type:	Supply	Supply	Supply	Supply	Exhaust	Exhaust	Exhaust	Exhaust

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, unless explicitly stated, such as vented attics where unvented attics are present in the Rated Unit or when needed to locate ducts. Where the envelope component is adiabatic in the Rated Unit, it shall also be adiabatic in the Multifamily Reference Design. Where the envelope component is not adiabatic but is adjacent to a space other than those specified in the Building Component column of Exhibit 1, model as uninsulated in the 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. Note that the U-factor requirement applies to all fenestration while the SHGC only applies to the glazed portion.
6. 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.
7. A vented unconditioned attic shall only be modeled in the Multifamily Reference Design where attics (of any type) exist in the Rated Unit or when specified as the Duct Location in the Thermal Distribution Systems section of this Exhibit. Where the Rated Unit has more than one ceiling type, the ceiling area used to calculate the vent aperture area shall be the area of the ceiling that is exposed to exterior, under attics, and/or under other unconditioned common spaces. Where the Rated Unit is entirely located beneath another dwelling unit or conditioned common space, no attic is modeled in the Reference Design.
8. 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.
9. 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 Multifamily Reference Design shall be configured with a 7.7 HSPF air-source heat pump.
10. For a Rated Unit without a cooling system, the ENERGY STAR Multifamily Reference Design shall be configured with a 13 SEER electric air conditioner.
11. 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.
12. To determine domestic hot water (DHW) EF requirements for additional tank sizes, use the following equation: Oil DHW EF ≥ 0.70 - (0.002 x Tank Gallon Capacity).
13. 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.