



# ENERGY STAR Multifamily New Construction National Program Requirements, Version 1.2 (Rev. 04)

## Eligibility Requirements

The following multifamily building types are eligible to participate in the ENERGY STAR Multifamily New Construction (MFNC) program:

- Any multifamily building with dwelling or sleeping units that is NOT a detached dwelling (e.g., not a single-family home or a duplex) <sup>1</sup>; OR
- Any mixed-use buildings with dwelling or sleeping units, where the dwelling units, sleeping units, and common space exceed 50% of the building square footage. Parking garage square footage is excluded from this calculation <sup>1,2</sup>; OR
- Townhouses, if following the requirements listed in Footnote 3.

Townhouses are also eligible to participate in the ENERGY STAR Single-Family New Homes program, which is a certification program for dwellings (e.g., single-family homes, duplexes) and townhouses.<sup>1</sup> For more information, visit: [www.energystar.gov/newhomesrequirements](http://www.energystar.gov/newhomesrequirements). In addition, multifamily buildings with permit dates prior to July 1, 2021, may be eligible to participate in the ENERGY STAR Single-Family New Homes or Multifamily High Rise programs.<sup>4</sup> For more information, visit:

To determine the applicable MFNC program requirements, including the minimum Version and Revision, to which a building is eligible to be certified, visit [www.energystar.gov/MFNCVersions](http://www.energystar.gov/MFNCVersions).

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

Note that compliance with these requirements is not intended to imply compliance with all local code requirements that may be applicable to the building to be built.<sup>5</sup>

## Partnership, Training, and Credentialing Requirements

The following requirements must be met prior to certifying multifamily buildings:

- The Builder or Developer for the building is required to sign an ENERGY STAR Partnership Agreement and complete the online “Builder / Developer Orientation”, which can be found at [www.energystar.gov/homesPA](http://www.energystar.gov/homesPA).
- FT Agents must meet one of the following:
  - The HVAC installing contractor AND credentialed by an EPA-recognized HVAC Quality Installation Training and Oversight Organization (H-QUITO). An explanation of this process can be found at [www.energystar.gov/eshvac](http://www.energystar.gov/eshvac); OR
  - Not the HVAC installing contractor, AND
    - Signed up online in EPA’s online database as an FT Agent and watched the online FT Agent orientation, which can be found at [www.energystar.gov/ftas](http://www.energystar.gov/ftas); AND
    - Holds one of the credentials listed online here: [www.energystar.gov/ftas](http://www.energystar.gov/ftas) or is a representative of the Original Equipment Manufacturer (OEM).
- Energy Rating Companies (e.g., rater companies and Providers <sup>6</sup>) are required to sign an ENERGY STAR Partnership Agreement, which can be found at [www.energystar.gov/homesPA](http://www.energystar.gov/homesPA).
- Raters <sup>8</sup> are required to complete EPA-recognized training, which can be found at [www.energystar.gov/mftraining](http://www.energystar.gov/mftraining), and be credentialed by a Home Certification Organization (HCO)<sup>7</sup> or meet the credential requirements of a Multifamily Review Organization (MRO) prior to completing inspections. Learn more at [www.energystar.gov/hco](http://www.energystar.gov/hco) and at [www.energystar.gov/mro](http://www.energystar.gov/mro).
- Modelers for buildings in the ASHRAE Path must sign up online in EPA’s online database as a Modeler and watch the online Modeler orientation, which can be found at [www.energystar.gov/ASHRAEDirectory](http://www.energystar.gov/ASHRAEDirectory).

## ENERGY STAR Certification Process <sup>9</sup>

1. The certification process offers three paths to meet the performance target. Each has varying levels of flexibility to select a custom combination of measures for each building:

- Prescriptive Path:** The units and common spaces meet or exceed all the items in the National Rater Design Review and Field Checklists, which include meeting the minimum requirements set in the ENERGY STAR Multifamily Reference Design, Exhibit 1. Buildings following 1a must be certified through an MRO. EPA recommends that Raters identify their MRO during the design stage, but at the latest, the building must be under MRO oversight prior to the first inspection. MROs have limited discretion to grant an exemption to this policy (e.g., when a building switched Paths).
- ERI Path:** Each unit is equivalent in performance to the minimum requirements of the ENERGY STAR Multifamily Reference Design, Exhibit 1, as assessed through energy modeling, and the building meets or exceeds the requirements in the National Rater Design Review and Field Checklists, which include meeting the minimum requirements set in Exhibit 1 for common spaces. Buildings following 1b must be certified through an HCO.

An EPA-recognized Home Certification Organization (HCO)’s Approved Software Rating Tool shall automatically determine the ENERGY STAR ERI Target, which is the highest ERI value that each rated unit may achieve to earn the ENERGY STAR.<sup>10</sup>

**Note:** Raters must use an Approved Software Rating Tool that has been updated to ANSI / RESNET / ICC 301-2019 or later to use the ERI Path for buildings that exceed five stories.

- ASHRAE Path:** The building meets or exceeds the ASHRAE performance target, as described in Exhibit 3. Buildings following 1c must be certified through an MRO. EPA recommends that Raters identify their MRO during the design stage, but at the latest, the building must be under MRO oversight prior to the first inspection. MROs have limited discretion to grant an exemption to this policy (e.g., when a building switched Paths).

Buildings must follow the modeling requirements in the ENERGY STAR Multifamily Simulation Guidelines.



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**Exception:** For buildings that are certified as PHIUS+ CORE, 2015 or 2018, achieving a specific source energy use of  $\leq 6,500$  kWh/person per year, without renewables, is accepted in lieu of achieving the ASHRAE performance target based on a baseline of ASHRAE 90.1-2016 or earlier. For buildings that are certified as Phius CORE 2021 or Phius ZERO 2021, achieving 15% less than the [Phius CORE 2021 source energy criteria](#), without renewables, is accepted in lieu of achieving the ASHRAE performance target based on a baseline of ASHRAE 90.1-2019.

2. Based on the path chosen, select the efficiency measures for the building:
  - a. Prescriptive Path: Meet or exceed the requirements specified in the National Rater Design Review and Field Checklists.
  - b. ERI Path: Meet or exceed the requirements specified in the National Rater Design Review and Field Checklists. Using the same software program specified in Step 1, configure the preferred set of efficiency measures for the unit to be certified and verify that the resulting ERI meets or exceeds the ENERGY STAR ERI Target, as determined in Step 1.
  - c. ASHRAE Path: Meet or exceed the requirements specified in the National Rater Design Review and Field Checklists. Following the Simulation Guidelines, configure the preferred set of efficiency measures for the building to be certified and verify that the resulting energy savings above the ASHRAE Baseline Building meets or exceeds the required performance target per Exhibit 3.

**Exception:** For buildings that are Phius Certified and submitting the specific source energy use per person in lieu of meeting the ASHRAE Performance Target, calculations are done in accordance with Phius modeling protocols.

Note that, regardless of the path chosen or the measures selected, the Mandatory Requirements for All Certified Multifamily Buildings in Exhibit 2 are also required and impose certain constraints on the efficiency measures selected (e.g., insulation levels, insulation installation quality, window performance, duct leakage). Furthermore, on-site power generation may not be used to meet the ENERGY STAR ERI Target or the performance target in the ASHRAE Path.

3. Upon completion of design, for buildings pursuing the ASHRAE and Prescriptive Paths only, specific documentation may be submitted to an MRO for their review and approval as described in Exhibit 4. EPA strongly recommends submitting this documentation before construction; however, Raters may instead choose to submit the design documentation at final certification. MROs may choose to implement alternative design review requirements.
4. Upon completion of design, multifamily buildings may be eligible for the Designed to Earn the ENERGY STAR designation. To earn this optional additional designation, follow the guidance available at [www.energystar.gov/mfdees](http://www.energystar.gov/mfdees).
5. Construct the building using the measures selected in Step 2 and the Mandatory Requirements for All Certified Multifamily Buildings, Exhibit 2.
6. Using a Rater, verify that all requirements have been met in accordance with the Mandatory Requirements for All Certified Multifamily Buildings and with the inspection procedures for minimum rated features in ANSI / RESNET / ICC 301, Appendix B. This will require a minimum of two inspections: one at pre-drywall and the other at final. For Townhouses, all items shall be verified for each certified home and sampling protocols shall not be used. For other multifamily building types, sampling protocols are permitted to be used within the limitations defined in Fn. 8. For modular multifamily buildings, 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.<sup>11</sup>

The Rater must review all items on the National Rater checklists for the whole building to verify that each inspection checklist item has been met within program-defined tolerances.<sup>1</sup>

In the event that a Rater determines that a program requirement has not been met, the building cannot earn the ENERGY STAR until the item is corrected. If correction of the item is not possible, the building cannot earn the ENERGY STAR and individual units in the multifamily building also cannot be certified. In the event that an item on a National Rater checklist cannot be inspected by the Rater, the building also cannot earn the ENERGY STAR. The only exceptions to this rule are in the Thermal Enclosure System Section of the National Rater Field Checklist, where the builder may assume responsibility for verifying a maximum of eight items and the sections of the National Rater Field Checklist where a Licensed Professional may assume responsibility for verifying the specified items. A Licensed Professional must be a Professional Engineer or Registered Architect in good standing and possess a current license. This option shall only be used at the discretion of the Rater. When exercised, the builder's and/or Licensed Professionals' responsibility will be formally acknowledged by the builder and/or Licensed Professional signing the checklist for the item(s) that they verified.

In the event that a Rater is not able to determine whether a program requirement has been met (e.g., an alternative method of meeting a checklist requirement has been proposed), then the Rater shall consult their Provider or MRO. If the Provider or MRO also cannot make this determination, then the Rater, Provider, or MRO shall report the issue to EPA prior to building completion at: [energystarhomes@energystar.gov](mailto: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 item in question has been met, then this guidance will be provided to the partner and enforced beginning with the building 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 buildings 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.

7. Once verification on all units and common spaces is complete, submit the whole building to the HCO or MRO for final certification (see alternative below). The Rater is required to keep electronic or hard copies of the completed and signed National Rater checklists. In addition, for buildings using Track A, the Rater is required to keep for each dwelling unit and each graded common space an HVAC design report compliant with ANSI / RESNET / ACCA / ICC 310. The Rater must also keep a National HVAC Design Supplement to Std. 310 for Dwellings & Units for each dwelling unit, and, where applicable, the National HVAC Design Supplement to Std. 310 for Common Spaces & Central Systems. For buildings using Track B, the Rater is required to keep the National HVAC Design Report. Finally, for



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both Tracks, when the FT Agent is not a HVAC Credentialed Contractor, National HVAC Functional Testing Checklists for all systems must be kept. Additionally, the following steps are required:

- a. ERI Path: submit the building to the HCO for final certification and follow the HCO's certification and oversight procedures (e.g., quality assurance, recordkeeping, and reporting).

Generally, buildings must be submitted for certification after verification on all units and common spaces is complete. Alternatively, at the discretion of the Provider, individual dwelling units may be conditionally certified prior to the building completion if the following process is observed:

- i. The Provider must generate a [Conditional ENERGY STAR Certification Disclosure letter](#) to be included with the label and certificate for the homebuyer of each conditionally certified unit.
- ii. Once verification on all dwelling units and common spaces is complete, and the whole building is certified, the Provider must generate an [ENERGY STAR Certification Confirmation letter](#) for the builder to deliver to the applicable homebuyers.

In the event that any dwelling unit or common space in the building is ultimately unable to be verified, the building will not be able to earn certification; the Provider must decertify any conditionally certified units; and the builder must notify the applicable homebuyers.

- b. ASHRAE and Prescriptive Path: submit the building to the MRO for final certification with the specified documentation based on as-built conditions, as described in Exhibit 4.

## Exhibit 1: ENERGY STAR Multifamily Reference Design <sup>12</sup>

For buildings pursuing the ERI Path, the ENERGY STAR Multifamily Reference Design is the set of efficiency features modeled to determine the ENERGY STAR ERI Target for each unit pursuing certification. Therefore, while the features below are not mandatory in the units for buildings pursuing the ERI Path, if they are not used then other measures will be needed to achieve the ENERGY STAR ERI Target. The following features are mandatory within the common spaces as specified in the National Rater Design Review and Field Checklists and the Common Space Applicability Notes below. In addition, note that the Mandatory Requirements for All Certified Multifamily Buildings, Exhibit 2, contain additional requirements such as total duct leakage limits, minimum allowed insulation levels, and minimum allowed fenestration performance. Therefore, EPA recommends that partners review the documents in Exhibit 2 prior to selecting measures. Where HVAC systems are not listed in the Reference Design, see the ENERGY STAR ERI Target Procedures for how they are modeled and see National Rater Field Checklist Exhibit X for minimum efficiencies for systems serving common spaces.

For buildings pursuing the Prescriptive Path, ENERGY STAR Multifamily Reference Design is the set of efficiency features that mandatory within the units and, as specified in the National Rater and Field Checklists and the Common Space Applicability notes below, also mandatory within in the common spaces.

This Exhibit is not applicable for buildings pursuing the ASHRAE Path.

### Common Space Applicability Notes:

When using the Reference Design for common space measures as specified in the National Rater Design Review and Rater Field Checklist, the following notes apply.

- 1) Insulation levels for common spaces are determined by Item 3.2 in the Rater Design Review Checklist for all Paths and are not based on the ENERGY STAR Reference Design. Per Item 3.2, common space insulation levels must meet or exceed the levels in the 2021 IECC Residential or Commercial chapter. Buildings may only reference one chapter for all the common spaces in the building. When referencing the Commercial chapter, the required values should come from the "All Other" column and the row that corresponds to the building assembly (e.g., a building with steel-frame walls would use the value in the 'Metal framed' row).
- 2) Windows and glazed entrance doors are to meet or exceed the requirements specified for "Class AW" fenestration in the Reference Design.
- 3) All exterior and common space lighting fixtures are still subject to the efficiency requirements, even though they are not in 'ANSI / RESNET / ICC 301-defined Qualifying Light Fixture Locations'. Therefore, 90% of all exterior and common space fixtures must be integrated LED fixtures or contain LED lamps. This requirement applies to exterior lighting fixtures that are attached to the building, but does not apply to landscape or parking lot lighting fixtures.
- 4) Where an appliance type is not eligible for ENERGY STAR certification the appliance is exempt from this requirement. Where a bathroom faucet or aerator is not eligible for WaterSense certification, (e.g., public use lavatory faucets) the fixture is exempt from this requirement.



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For common spaces, refer to Item 3.2 of the National Rater Design Review Checklist for insulation levels.</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Climate Zone: <sup>13</sup></th> <th>CZ 1</th> <th>CZ 2</th> <th>CZ 3</th> <th>CZ 4</th> <th>CZ 4 C &amp; 5</th> <th>CZ 6</th> <th>CZ 7</th> <th>CZ 8</th> </tr> </thead> <tbody> <tr> <td><b>Slab Insulation R-Value:</b></td> <td>0</td> <td>0</td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> </tr> <tr> <td><b>Slab Insulation Depth (ft):</b></td> <td>0</td> <td>0</td> <td>2</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td><b>Basement Wall Assembly U-Factor:</b></td> <td>0.360</td> <td>0.360</td> <td>0.091</td> <td>0.059</td> <td>0.050</td> <td>0.050</td> <td>0.050</td> <td>0.050</td> </tr> <tr> <td><b>Wood Framed Floor U-Factor:</b></td> <td>0.064</td> <td>0.064</td> <td>0.047</td> <td>0.047</td> <td>0.033</td> <td>0.033</td> <td>0.028</td> <td>0.028</td> </tr> <tr> <td><b>Mass Floor U-Factor:</b></td> <td>0.322</td> <td>0.087</td> <td>0.074</td> <td>0.051</td> <td>0.051</td> <td>0.051</td> <td>0.042</td> <td>0.038</td> </tr> <tr> <td><b>Wall Assembly U-Factor:</b></td> <td>0.084</td> <td>0.084</td> <td>0.060</td> <td>0.045</td> <td>0.045</td> <td>0.045</td> <td>0.045</td> <td>0.045</td> </tr> <tr> <td><b>Ceiling Assembly U-Factor:</b></td> <td>0.035</td> <td>0.026</td> <td>0.026</td> <td>0.024</td> <td>0.024</td> <td>0.024</td> <td>0.024</td> <td>0.024</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Infiltration rate: 0.30 CFM50/ft<sup>2</sup> of enclosure</li> <li>Dwelling unit windows and doors, unless Class AW, meet the following:               <table border="1" style="width: 100%; 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<ul style="list-style-type: none"> <li>Dwelling unit DHW equipment meets the following applicable efficiency levels, dependent on fuel type: <sup>14</sup> Gas: 0.90 UEF; Electric: 1.49 UEF</li> <li>Common space DHW equipment meets the following applicable efficiency levels, dependent on fuel type: <sup>14</sup> Gas: 0.90 UEF; Electric: 0.93 UEF</li> </ul>																																																																																																																																																									
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<ul style="list-style-type: none"> <li>ENERGY STAR refrigerators and dishwashers</li> <li>ENERGY STAR light bulbs or fixtures with Tier II efficiency in 100% of Qualifying Light Fixture Locations, as defined by ANSI / RESNET / ICC 301. For all other spaces, refer to the Common Space Applicability Notes on page 4 <sup>14</sup></li> <li>WaterSense bathroom faucets, bathroom aerators, and showerheads <sup>14</sup></li> </ul>																																																																																																																																																									



# ENERGY STAR Multifamily New Construction National Program Requirements, Version 1.2 (Rev. 04)

Two tracks are provided for satisfying the mandatory requirements for all certified buildings, Exhibit 2. Track A – HVAC Grading by Rater allows a Rater to utilize ANSI / RESNET / ACCA 310<sup>16</sup>, a standard for grading the installation of residential HVAC systems serving individual spaces and a Functional Testing Agent to verify commercial and central systems. Track B – HVAC Testing by FT Agent utilizes a Functional Testing Agent for all systems. Either track may be selected, but all requirements within that track must be satisfied for the building to be certified.

## Exhibit 2: Mandatory Requirements for All Certified Multifamily Buildings

Party Responsible	Mandatory Requirements
<b>Requirements Applicable to Track A &amp; B</b>	
<b>Rater</b>	<ul style="list-style-type: none"> <li>• Completion of MFNC National Rater Design Review Checklist, Version 1 / 1.1 / 1.2</li> <li>• Completion of MFNC National Rater Field Checklist, Version 1 / 1.1 / 1.2</li> </ul>
<b>Builder or Developer</b>	<ul style="list-style-type: none"> <li>• Completion of MFNC National Water Management System Requirements, Version 1 / 1.1 / 1.2</li> </ul>
<b>Requirements Only Applicable to Track A – HVAC Grading by Rater<sup>16</sup></b>	
<b>HVAC System Designer</b>	<ul style="list-style-type: none"> <li>• Completion of HVAC design report(s) compliant with ANSI / RESNET / ACCA 310, plus the SFNH / MFNC National HVAC Design Supplement(s) to Std. 310 for Dwellings &amp; Units, All Versions</li> <li>• Completion of the MFNC National HVAC Design Supplement to Std. 310 for Common Spaces &amp; Central Systems, All Versions, where applicable</li> </ul>
<b>Functional Testing Agent</b>	<ul style="list-style-type: none"> <li>• Completion of applicable sections of the National HVAC Functional Testing Checklist, Version 1 / 1.1 / 1.2. Exempt from Sections 2 and 3 for Dwelling Unit HVAC as the Rater is the party responsible for assessing these systems installation quality in accordance with ANSI / RESNET / ACCA 310</li> </ul>
<b>Requirements Only Applicable to Track B – HVAC Testing by FT Agent</b>	
<b>HVAC System Designer</b>	<ul style="list-style-type: none"> <li>• Completion of MFNC National HVAC Design Report, Version 1 / 1.1 / 1.2</li> </ul>
<b>Functional Testing Agent</b>	<ul style="list-style-type: none"> <li>• Completion of MFNC National HVAC Functional Testing Checklist, Version 1 / 1.1 / 1.2</li> </ul>

## Exhibit 3: ASHRAE Path Performance Targets

These Performance Targets are required for all buildings pursuing the ASHRAE Path in states under Version 1.2. The ASHRAE Path Performance Target for other Versions can be found at [www.energystar.gov/mfnc](http://www.energystar.gov/mfnc).

The ASHRAE performance target is 15% over ASHRAE 90.1-2019 even if the state has not adopted the 2021 IECC or ASHRAE 90.1-2019 as the commercial code. Buildings must meet a target of 15% energy cost savings OR 15% source energy savings when compared to ASHRAE 90.1-2019.

Appendix G from ASHRAE 90.1-2019 must be used, along with the [ASHRAE Standard 90.1 Performance Based Compliance Form](#) and Simulation Guidelines\_AppG2016 available on the Guidance Documents page which can be found at [www.energystar.gov/mfguidance](http://www.energystar.gov/mfguidance).



# ENERGY STAR Multifamily New Construction National Program Requirements, Version 1.2 (Rev. 04)

## Exhibit 4: ASHRAE and Prescriptive Path MRO Documents

The following documents must be submitted to the MRO. Those designated as 'final only' are only submitted at final certification.

Party Responsible	Documents
<b>Requirements Applicable to All Buildings</b>	
<b>Rater</b>	<ul style="list-style-type: none"> <li>• Multifamily Workbook</li> <li>• MFNC National Rater Design Review Checklist, Version 1 / 1.1 / 1.2</li> <li>• MFNC National Rater Field Checklist, Version 1 / 1.1 / 1.2 (Final only)</li> <li>• Construction Documents</li> <li>• Photo Documentation (Final only)</li> </ul>
<b>Requirements Applicable to ASHRAE Path</b>	
<b>ASHRAE Modeler</b>	<ul style="list-style-type: none"> <li>• ASHRAE Path Calculator OR <a href="#">ASHRAE Standard 90.1 Performance Based Compliance Form</a></li> <li>• Modeling file OR model input and output files</li> </ul>
<b>Requirements Only Applicable to Track A – HVAC Grading by Rater <sup>16</sup></b>	
<b>HVAC System Designer</b>	<ul style="list-style-type: none"> <li>• HVAC design report(s) compliant with ANSI / RESNET / ACCA 310</li> <li>• SFNH / MFNC National HVAC Design Supplement(s) to Std. 310 for Dwellings &amp; Units, All Versions</li> <li>• MFNC National HVAC Design Supplement to Std. 310 for Common Spaces &amp; Central Systems, All Versions, where applicable</li> </ul>
<b>Functional Testing Agent</b>	<ul style="list-style-type: none"> <li>• National HVAC Functional Testing Checklists, Version 1 / 1.1 / 1.2</li> </ul>
<b>Requirements Only Applicable to Track B – HVAC Testing by FT Agent</b>	
<b>HVAC System Designer</b>	<ul style="list-style-type: none"> <li>• MFNC National HVAC Design Report, Version 1 / 1.1 / 1.2</li> </ul>
<b>Functional Testing Agent</b>	<ul style="list-style-type: none"> <li>• MFNC National HVAC Functional Testing Checklist, Version 1 / 1.1 / 1.2 (Final only)</li> </ul>

### Notes:

- For multifamily projects with multiple buildings, each building must demonstrate compliance with the program requirements, but can be documented using one Multifamily Workbook and one HVAC Design Report per project.
- For buildings pursuing the ASHRAE Path, where buildings are identical, only one set of modeling files and ASHRAE Path Calculator are required to be submitted. At the discretion of the ASHRAE modeler, connected buildings may be modeled as one building or separate buildings.
- For buildings choosing the Phius alternative modeling option in the ASHRAE Path, in lieu of submitting the ASHRAE Path Calculator and modeling files, documentation is instead provided that demonstrates achievement of the required source energy per person and final certification from Phius.
- For the Excel-based ASHRAE Path Calculator and Multifamily Workbook, while Partners are encouraged to always use the newest versions available online, unless otherwise specified, file updates between Program revisions will not be required. After a Program revision, Raters will be required to use the updated documents based on the enforcement timeline set for the revision.



# ENERGY STAR Multifamily New Construction National Program Requirements, Version 1.2 (Rev. 04)

## Footnotes:

1. Buildings that do not contain dwelling or sleeping units are not eligible for certification under MFNC. The term ‘building’ refers to a structure that encompasses dwelling/sleeping units and (if present) common spaces, sharing one or more of the following attributes: a common street address, a common entrance or exit, central/shared mechanical systems, or structurally interdependent wall or roof systems. Attached structures such as townhouses and 4-story two-unit structures (commonly referred to as “2-over-2s”) may be considered separate buildings if they are divided by a vertical fire separation wall from the foundation to the roof sheathing and share none of the other attributes listed above. A skyway or a breezeway that connects two structures is not considered a common entrance or exit. A dwelling unit, as defined by ANSI / RESNET / ICC 301, is a single unit that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A ‘sleeping unit’, as defined by ANSI / RESNET / ICC 301, is a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. 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. For the purposes of eligibility, hotels, motels, and [senior care facilities](#) are not considered multifamily buildings. Visit [https://www.energystar.gov/partner\\_resources/residential\\_new/program\\_reqs/mfnc\\_building\\_eligibility](https://www.energystar.gov/partner_resources/residential_new/program_reqs/mfnc_building_eligibility) for more information.
2. The term ‘common space’ refers to any spaces in the building being certified that serve a function in support of the residential part of the building that is not part of a dwelling or sleeping unit. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, residential recreation rooms, and dining halls, as well as offices and other spaces used by building management, administration or maintenance in support of the residents.
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 earning the ENERGY STAR through the Multifamily New Construction program must use the program documents described in Exhibit 2. They also must use the ERI Path of the Multifamily New Construction program as they are not eligible to use the Prescriptive Path or ASHRAE Path. However, the ENERGY STAR ERI Target for townhouses must be determined using Exhibit 1 of the relevant ENERGY STAR Single-Family New Homes Program Requirements.
4. The ‘permit date’ is the date on which the permit authorizing construction of the building was issued. Alternatively, the date of the Rater’s first site visit or the application date of the permit is allowed to be used as the ‘permit date’.
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](http://www.energystar.gov/newhomesguidance). In the event that a code requirement, a manufacturer’s installation instructions, or an engineering document conflicts 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 conflicting requirement (e.g., switching from exterior to interior slab edge insulation). Note that a dwelling unit must still meet its ENERGY STAR ERI Target. 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 a designee of an HCO.
7. Home Certification Organizations (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](http://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, Approved Inspector, as defined by ANSI / RESNET / ICC 301, or an equivalent designation as determined by an HCO or MRO; and, b) have attended and successfully completed an EPA-recognized training class. See [www.energystar.gov/mftraining](http://www.energystar.gov/mftraining).  
For multifamily building types other than Townhouses, Raters who operate under an MRO or an HCO with a Sampling Protocol are permitted to verify the minimum rated features of the building and to verify any Checklist Item designated “Rater Verified” using an MRO or HCO-approved sampling protocol. Functional Testing Agents, except the installing contractor, may follow the sampling protocol described in the [MFNC HVAC Functional Testing Checklist Sampling Protocols](#). No other parties are permitted to use sampling. All other items shall be verified for each certified building. For example, no builder verified items are permitted to be verified using a sampling protocol.
9. These requirements apply to all dwelling units, sleeping units, common spaces <sup>2</sup>, and garages (open or enclosed) in the building being certified, and where specified, parking lots. These requirements do not apply to commercial or retail spaces. These requirements do not apply to common spaces that are located in buildings on the property without any dwelling or sleeping units. These requirements do not apply to parking garages or lots where the cost of the energy use of the parking garage or lot is not the responsibility of the Builder/Developer, Building Owner or Property Manager.
10. The software program shall automatically determine (i.e., without relying on a user-configured ENERGY STAR Multifamily Reference Design) this target for each rated unit by following Rev. 03 of the National Multifamily ERI Target Procedure, Version 1.2, available at [www.energystar.gov/mfncrequirements](http://www.energystar.gov/mfncrequirements).
11. A modular building is a prefabricated building 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 buildings.
12. Note that the efficiency levels of ENERGY STAR certified products aligned with these product specifications when this Version was first released. These efficiency features form the basis of the ENERGY STAR ERI target, regardless of any subsequent revisions to ENERGY STAR certified product specifications. EPA recommends, but does not always require, that current ENERGY STAR products be included in ENERGY STAR buildings. For buildings pursuing the prescriptive path, where ‘ENERGY STAR’ is indicated, ENERGY STAR certification is required for these products. For current ENERGY STAR products, visit [www.energystar.gov/products](http://www.energystar.gov/products).



# ENERGY STAR Multifamily New Construction National Program Requirements, Version 1.2 (Rev. 04)

13. 2021 IECC climate zones, as defined and illustrated in [Section R301](#) of the code, are used to configure the ENERGY STAR Reference Design. Note that some locations have shifted to a different climate zone in the 2021 IECC compared to prior editions.
14. Where equipment is rated in SEER2, or HSPF2, the following table shall be used to determine the required efficiency. The first two rows show the efficiency listed in Exhibit 1, and below are rows for the converted metric by equipment type.

Equipment Type	SEER		HSPF
	14	16	9.2
	SEER2		HSPF2
Ductless Systems	14.0	16.0	8.2
Ducted Split System	13.3	15.2	7.8
Ducted Single Packaged System	13.3	15.2	7.7

15. When using the Reference Design for common space measures as specified in the National Rater Design Review and Rater Field Checklist, first review the Common Space Applicability Notes that are included in Exhibit 1.
16. For buildings pursuing the Prescriptive Path with oil-fired equipment, use the efficiency listed for gas-fired equipment.
17. Track A – HVAC Grading by Rater shall use ANSI / RESNET / ACCA 310 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the schedule defined by the HCO or MRO that the building is being certified under.