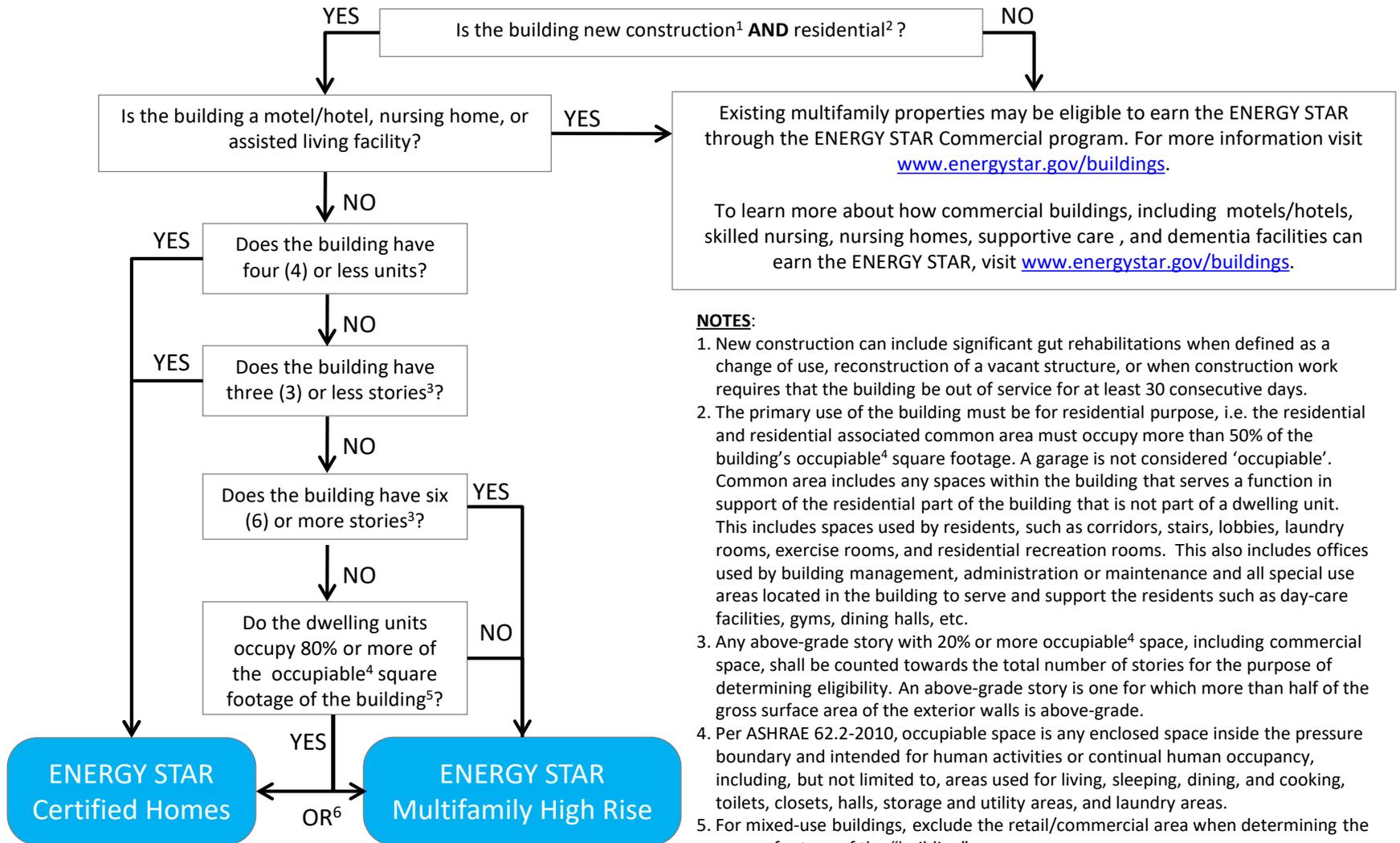


# EPA ENERGY STAR Multifamily New Construction Program Decision Tree, Version 1.4



**NOTES:**

1. New construction can include significant gut rehabilitations when defined as a change of use, reconstruction of a vacant structure, or when construction work requires that the building be out of service for at least 30 consecutive days.
2. The primary use of the building must be for residential purpose, i.e. the residential and residential associated common area must occupy more than 50% of the building's occupiable<sup>4</sup> square footage. A garage is not considered 'occupiable'. Common area includes any spaces within the building that serves a function in support of the residential part of the building that is not part of a dwelling unit. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, and residential recreation rooms. This also includes offices used by building management, administration or maintenance and all special use areas located in the building to serve and support the residents such as day-care facilities, gyms, dining halls, etc.
3. Any above-grade story with 20% or more occupiable<sup>4</sup> space, including commercial space, shall be counted towards the total number of stories for the purpose of determining eligibility. An above-grade story is one for which more than half of the gross surface area of the exterior walls is above-grade.
4. 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. For mixed-use buildings, exclude the retail/commercial area when determining the square footage of the "building".
6. Either certification program may be used for this building type. For a project with a central heating, cooling, or hot water system that chooses ENERGY STAR Certified Homes, use of the *RESNET Guidelines for Multifamily Energy Ratings* for modeling the specified central system(s) is recommended.