

HERS 101

An Overview of RESNET® Quality Assurance and Infrastructure

Scott Doyle, Director of Quality Assurance

RESNET



WHAT IS RESNET?

RESNET was founded in 1995 as a non-profit organization to help homeowners reduce their utility bills by making their home more energy efficient.

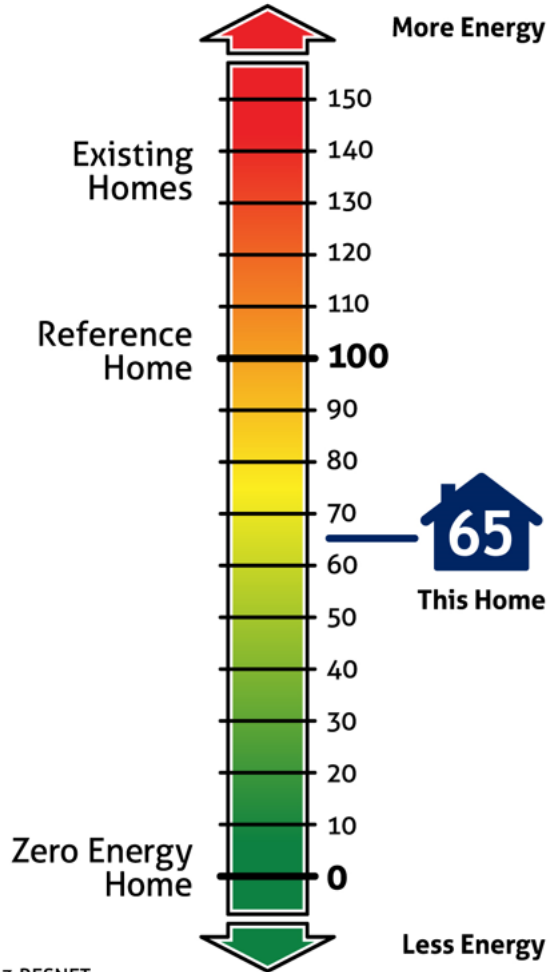




RESNET

HERS H2O®

HERS® Index



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The logo for the HERS Carbon Index, featuring a white house icon with a vertical double-headed arrow inside, set against a green background. To the right of the icon, the text 'HERS CARBON INDEX' is written in white, with 'HERS' in a smaller font above 'CARBON' and 'INDEX' below it.

HERS®
CARBON
INDEX

Mortgage Industry National Home Energy Rating Systems Standards

*These Standards were developed by the
Residential Energy Services Network (RESNET)
as amended in accordance with Chapter 5
of these Standards and adopted by the
RESNET Board of Directors on
January 1, 2013*

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Standards Development Policy and Procedures Manual

Residential Energy Services Network (RESNET)

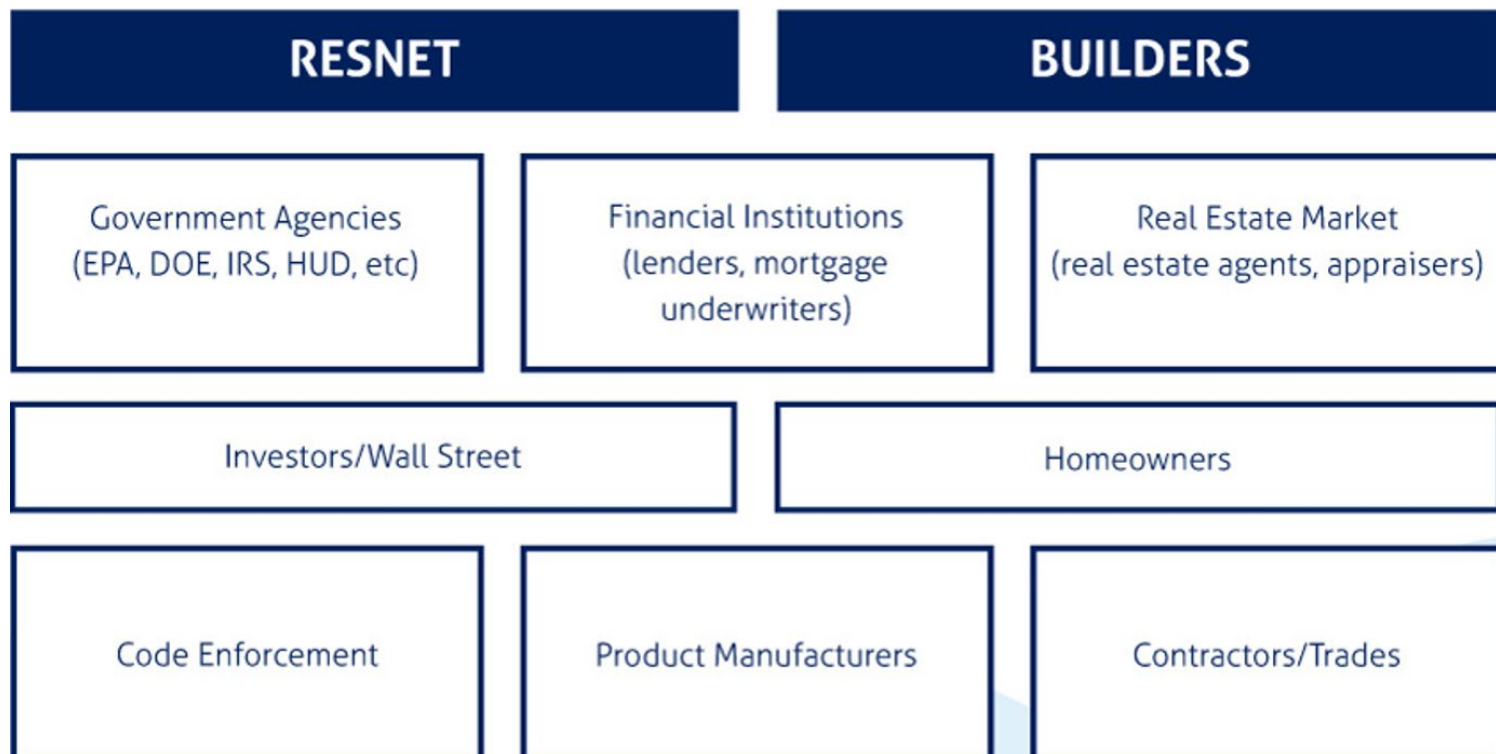
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Technical Series 1.01
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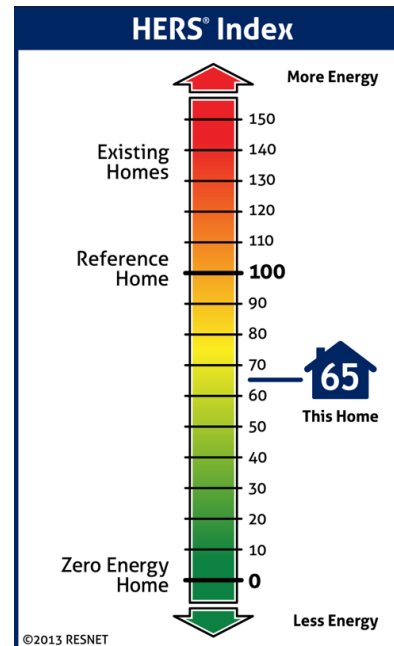
RESNET'S STAKEHOLDERS WITHIN THE BUILDING INDUSTRY

RESNET and our Builder Partners serve many of the same stakeholders all along the value chain.



RESNET[®]'S HERS[®] INDUSTRY STRUCTURE

RESNET operates trademarked programs which serve as the means for the independent, 3rd party verification of the water, energy, and CO2 impact of residential buildings.



RESNET®'S HERS® INDUSTRY STRUCTURE

RESNET operates trademarked programs which serve as the means for the independent, 3rd party verification of the water, energy, and CO2 impact of residential buildings.

Training Providers

Accredited rater training providers provide the training that rater candidates are required to successfully complete in order to become certified by an accredited rating provider.

Rating Quality Assurance Providers

Organizations that RESNET delegates the authority to for implementation of the HERS® Index Score (and our other trademarks) on homes. This includes overseeing the professional certification of individuals and performing ongoing QA oversight of the homes they rate.

Software Providers

Accredited rating software tools provide the calculations necessary to produce a home energy rating.

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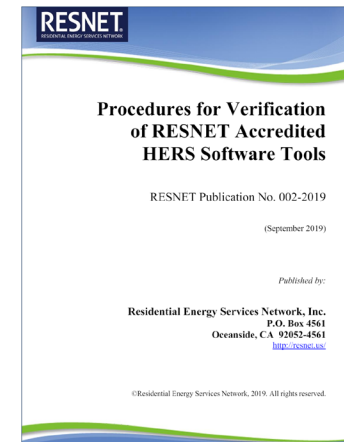
REM/Rate™

EnergyGauge®
Energy and Economic Analysis Software

ekotrope

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Instructors

Certified RESNET Instructors recognized by RESNET must provide documentation to RESNET that they meet the minimum requirements for that designation. These instructors work under a training providership to help provide the training that rater candidates are required to successfully complete in order to become certified by an accredited rating quality assurance provider.

Individual Raters and HERS Modelers

Must take an approved training course and pass the relevant cognitive exams and practical evaluations per RESNET Standards

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Rating Quality Assurance Providers

Organizations that RESNET delegates the authority to for implementation of the HERS® Index Score (and our other trademarks) on homes and dwelling units. This includes overseeing the professional certification of individuals and performing ongoing QA oversight of the homes they rate.

Quality Assurance Designees

Individual (QADs) Work within a Rating QA Provider Organization by reviewing and validating the work of HERS Raters, RFIs, and HERS Modelers. QADs must be previously certified as raters, pass an additional exam, and receive mentoring from an experienced QAD to earn this certification. QADs also work as agents of RESNET and serve as liaisons between RESNET and the Rating Quality Assurance Providers for purposes of implementing our QA program.

HERS Raters

Must take an approved training course and pass the relevant cognitive and practical simulation exams per RESNET Standards, followed by a probationary phase.

Rating Field Inspectors

Must complete field mentoring for both pre-drywall and final inspections followed by a practical evaluation.

HERS Modelers

Must take an approved training course, pass the practical evaluation, and complete additional mentoring per RESNET Standards

RESNET[®]'S HERS[®] INDUSTRY STRUCTURE

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Conflict of Interest:

- What is Allowed?
- What is NOT Allowed?
- What are the Disclosure Requirements?



RESNET HOME ENERGY RATING Standard Disclosure

For home(s) located at: _____

City: _____ State: _____

Check the applicable disclosure(s) in accordance with the instructions on the reverse of this page:

1. The Rater or the Rater's employer is receiving a fee for providing the rating on this home.
2. In addition to the rating, the Rater or Rater's employer has also provided the following consulting services for this home:
- A. Mechanical system design
 - B. Moisture control or indoor air quality consulting
 - C. Performance testing and/or commissioning other than required for the rating itself
 - D. Training for sales or construction personnel
 - E. Other (specify)
3. The Rater or Rater's employer is:
- A. The seller of this home or their agent
 - B. The mortgagor for some portion of the financed payments on this home
 - C. An employee, contractor or consultant of the electric and/or natural gas utility serving this home
4. The Rater or Rater's employer is a supplier or installer of products, which may include:
- | | Installed in this home by: | | OR Is in the business of: | |
|--|--------------------------------|-----------------------------------|--------------------------------|-----------------------------------|
| HVAC systems..... | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer |
| Thermal insulation systems | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer |
| Air sealing of envelope or duct systems | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer |
| Windows or window shading systems..... | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer |
| Energy efficient appliances..... | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer |
| Construction (builder, developer,
construction contractor, etc) | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer | <input type="checkbox"/> Rater | <input type="checkbox"/> Employer |
- Other (specify): _____ Rater Employer Rater Employer

This home may have been verified under the provisions of Chapter 6, Section 603 "Technical Requirements for Sampling" of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET).

Rater's Printed Name

Certification #

Rater's Signature

Date

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 4.C.8. of the standard and are posted at <http://www.natresnet.org/accred/standards.pdf>

The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

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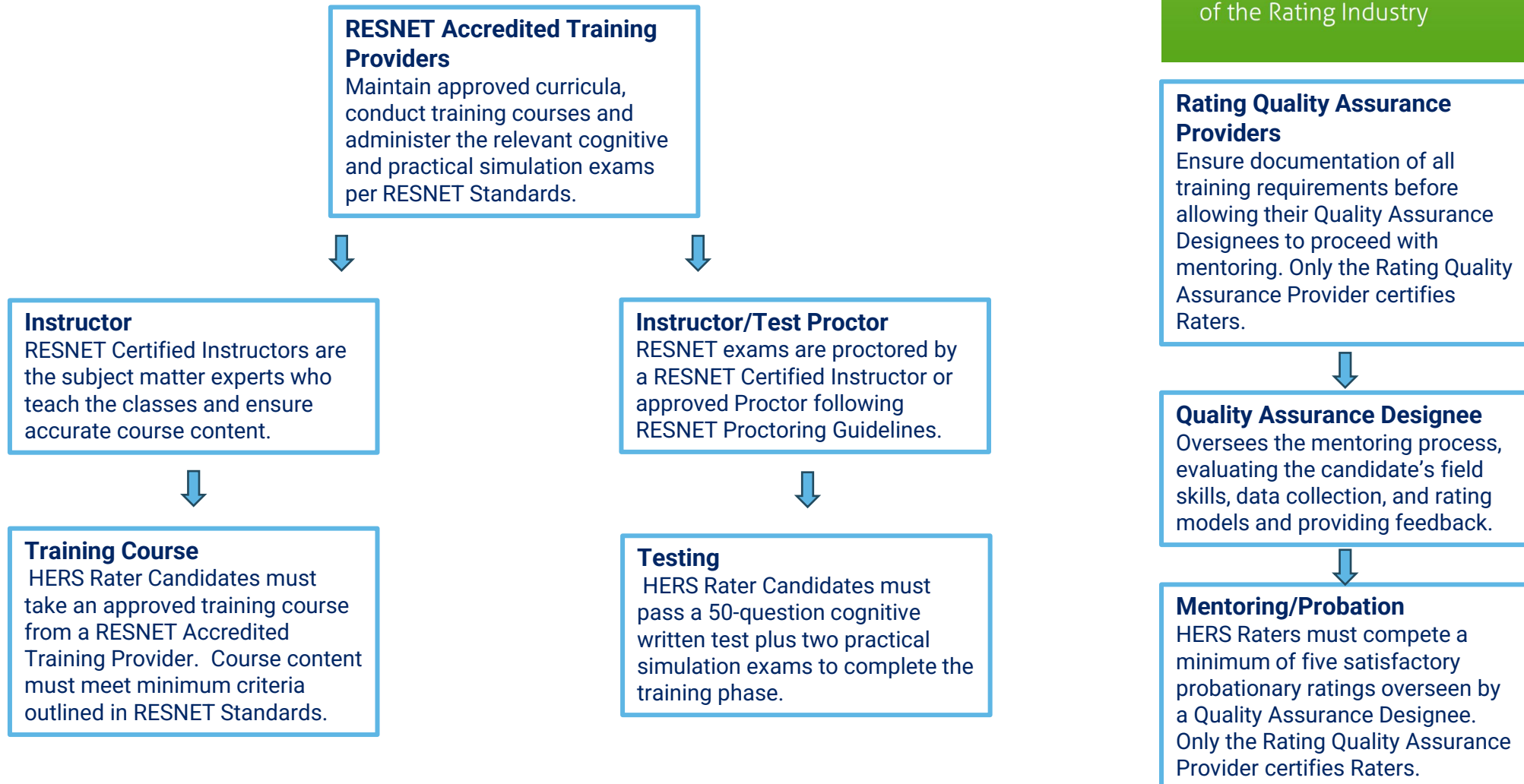
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Certification of New HERS Rater Candidates



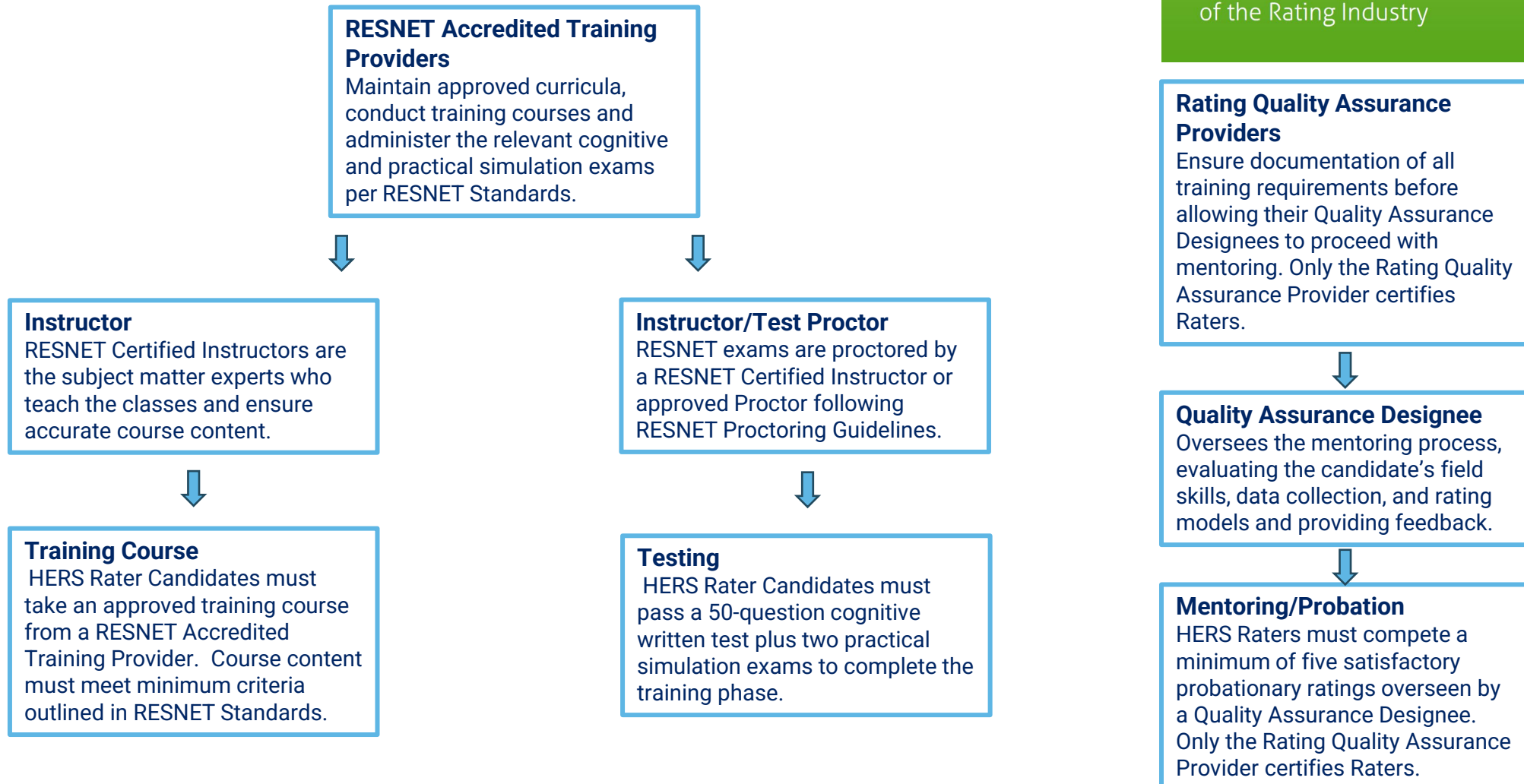
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QUALITY ASSURANCE

Quality Assurance of Home Energy Ratings is Paramount to the Success of the Rating Industry



Certification of HERS Modeler Candidates



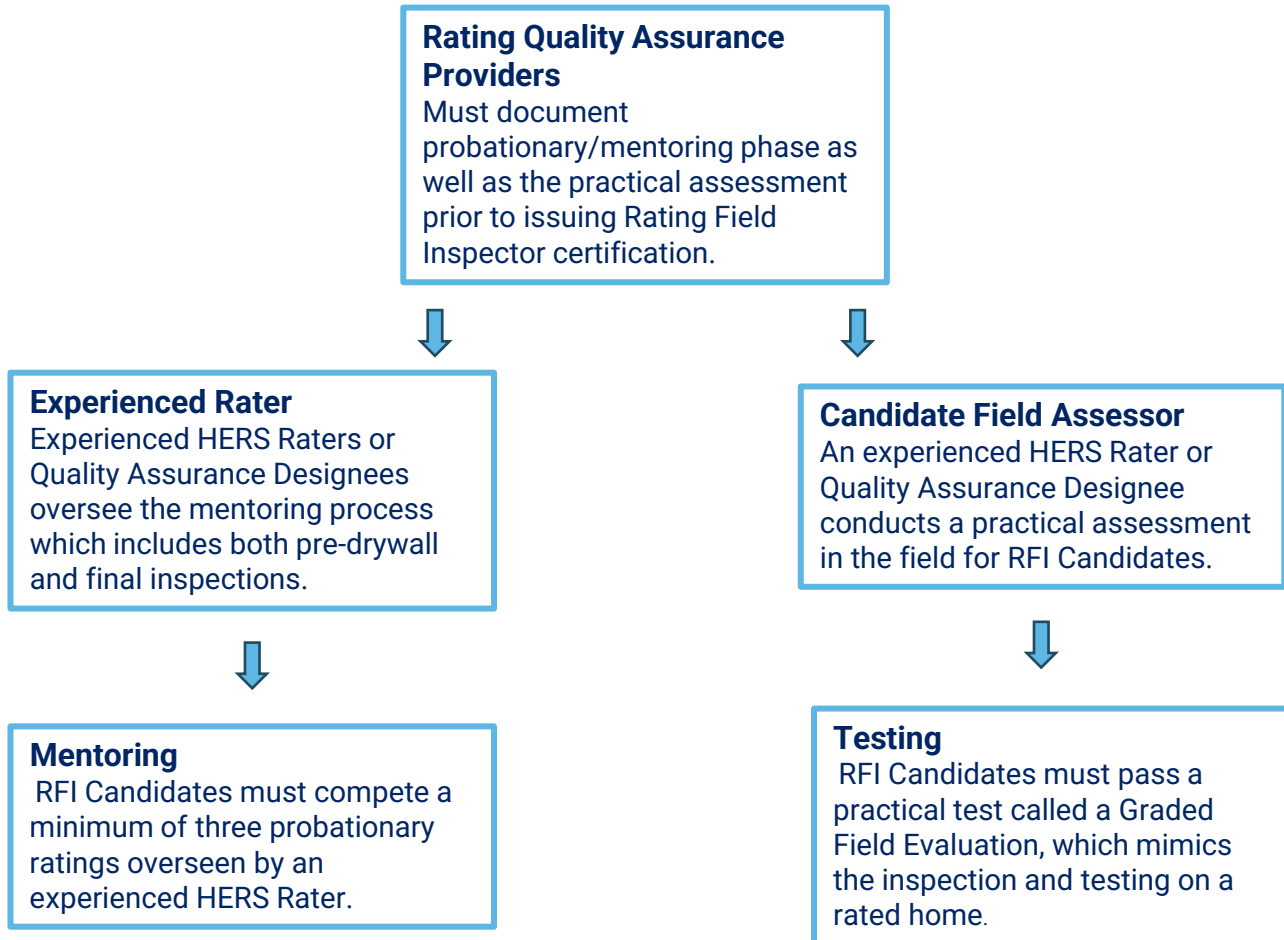
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Certification of New Rating Field Inspector (RFI) Candidates



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Quality Assurance of HERS Raters, RFIs, and HERS Modelers

Rating Quality Assurance Providers

Annually must ensure that their Quality Assurance Designees complete 1% field reviews and 10% file reviews based on the rating count for each individual.

Quality Assurance Designees

Complete field reviews either by observing the rater's work (shadowing) or as a full blind re-do without the rater's knowledge.

Field Quality Assurance Reviews

Include confirmation of all testing and minimum rated features observable at the time of the visit (pre-drywall or final).

Quality Assurance Designees

Select ratings for file review using an unbiased method that ensures an appropriate cross section of builders, housing types and sizes.

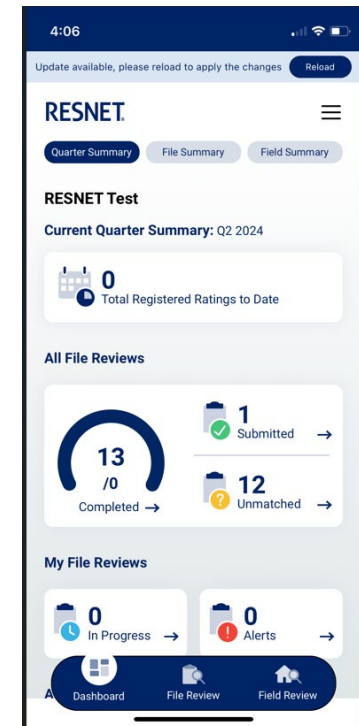
File Quality Assurance Reviews

Include a full desktop re-do using plans and photo documentation collected by the rater followed by creation of a comparison model.

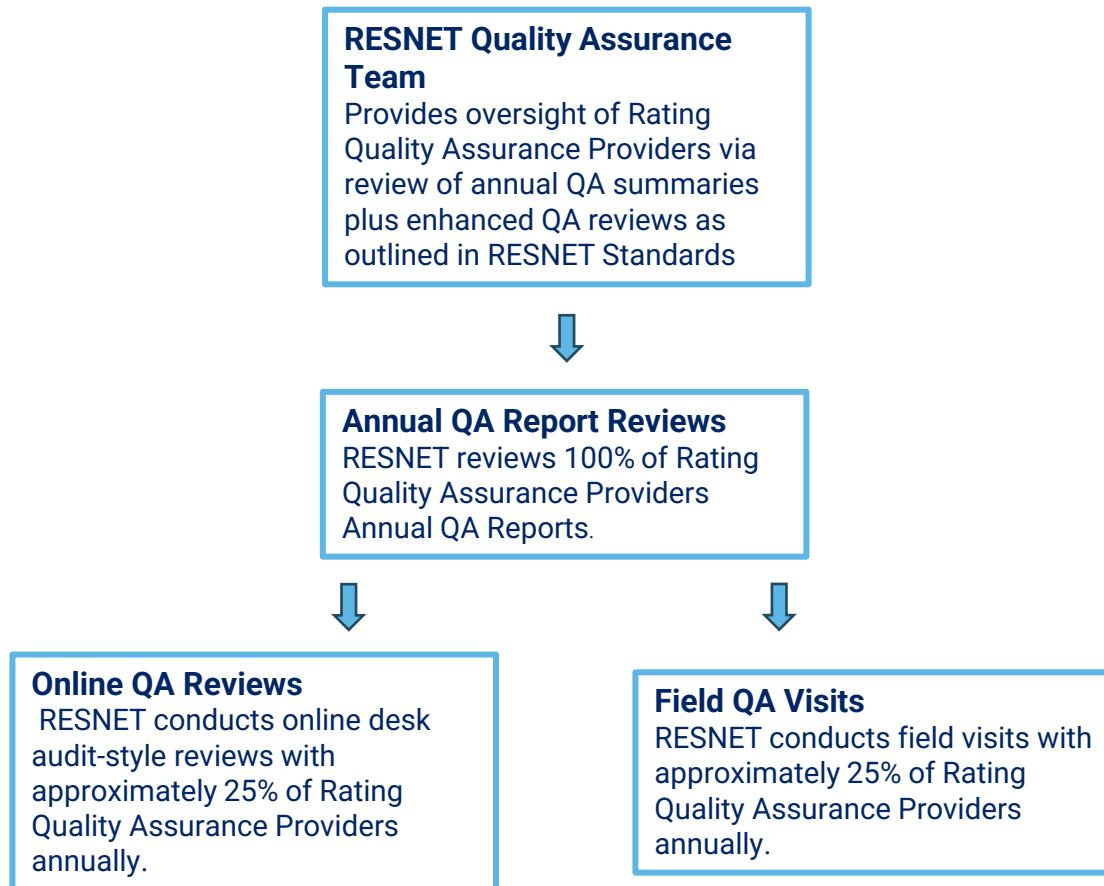
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RESNET Oversight of Rating Quality Assurance Providers



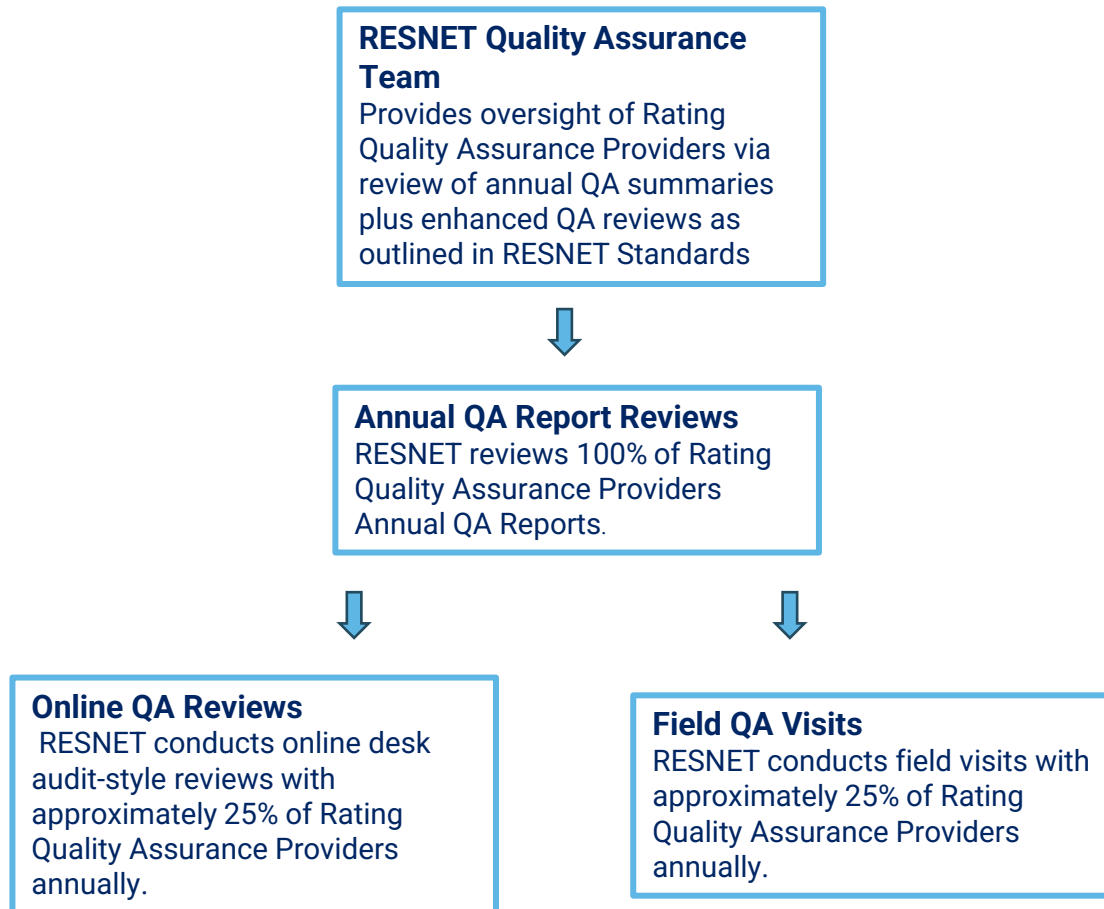
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RESNET Oversight of Rating Quality Assurance Providers



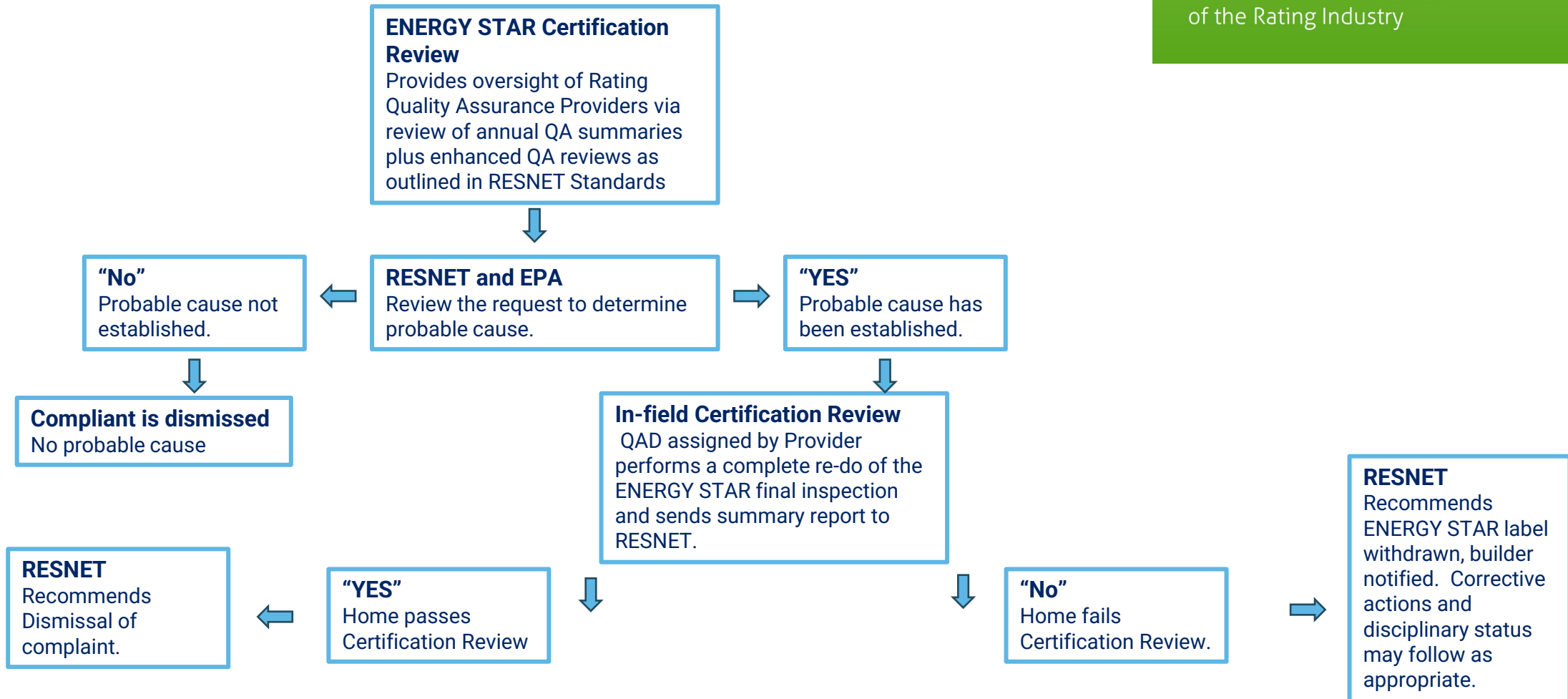
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ENERGY STAR Certification Review Process



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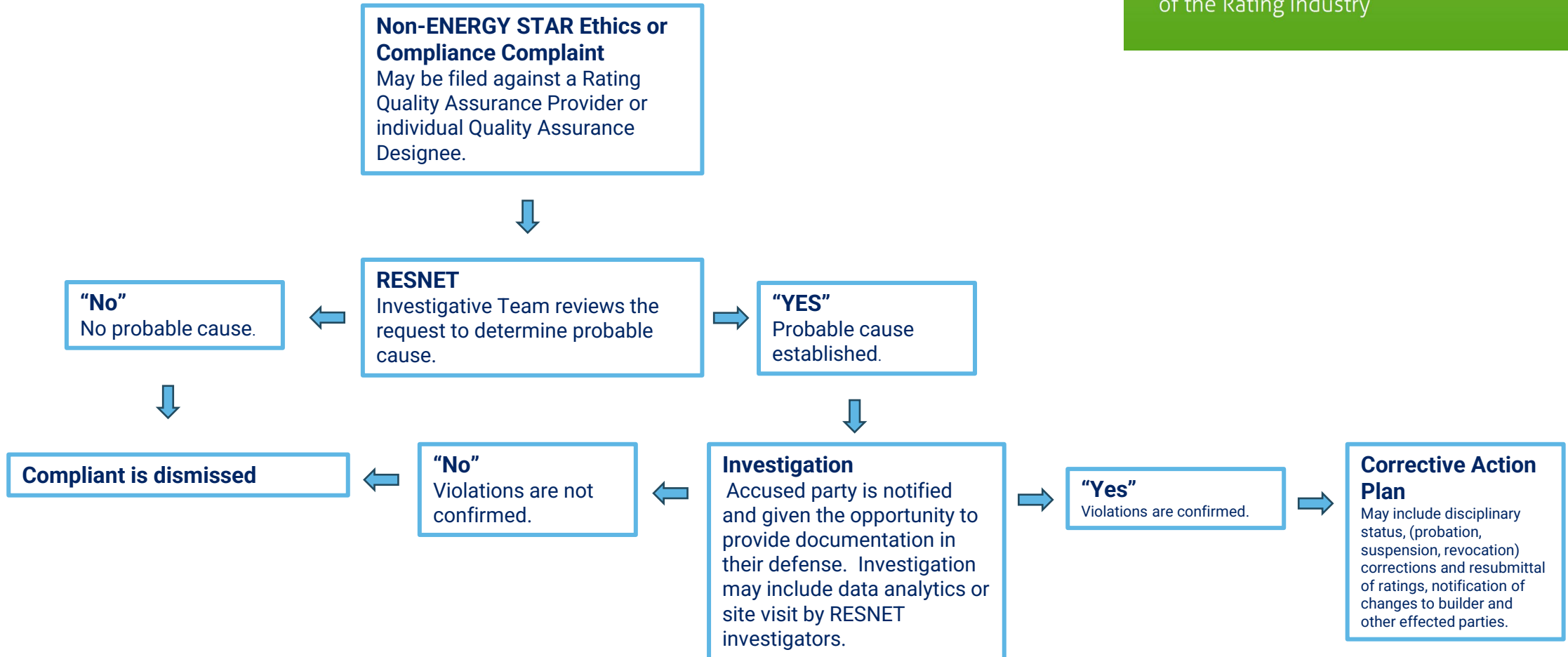


RESNET Complaint Process

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RESNET Disciplinary Process

Probation

Provider or individual may still be active but must fulfill the terms of the corrective action plan, which may include increased QA oversight or limitations for certain privileges such as sampling.



Suspension

Provider or individual may not actively submit ratings and must fulfill the terms of corrective action plan prior to reinstatement. Suspension of Providers is listed on RESNET website.



Revocation

Provider or individual prohibited from submitting ratings indefinitely. They lose the ability to use RESNET protected assets (such as HERS®) and may not claim any RESNET credential.

Appeal

All disciplinary actions taken by RESNET are subject to appeal, as defined in the Mortgage Industry National Home Energy Rating System Standards (MINHERS).

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Considerations When Hiring a Rater

Insurance

Safety Practices

Turnaround Time

Capacity

Experience:

- **Housing Type**
- **Climate Zone**
- **Code Jurisdiction**

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Helpful Links

HERS Rater/RFI Status

<https://www.hersindex.com/rater-verification/>

RESNET Infographics

<https://www.resnet.us/resources/library-of-resnet-infographics-and-videos/>

Registry Address Lookup

<https://www.hersindex.com/hers-rated-home-search/>

Mortgage Industry Home Energy Rating System Standards (MINHERS)

<https://standards.resnet.us/docs/mortgage-industry-national-home-energy-rating-systems-standards-continuous-maintenance-version-1>

Provider Disciplinary Status

<https://www.resnet.us/resources/providers-whose-accreditation-has-been-suspended-or-revoked-by-resnet/>

Find a Rater or Rating Company (Member Directory)

<https://www.hersindex.com/find-a-hers-rater/>

THANK YOU

