

Energy Features: Definitions & Suggested Documentation

Field	Definition	Documentation
HERS Rating	The HERS (Home Energy Rating System) Index is a scoring system established by the Residential Energy Services Network (RESNET) in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower a home's HERS Index, the more energy efficient it is in comparison to the HERS Reference Home. Learn more >>	The homeowner should have a certificate from the rater. Upload the certificate to support the score. * It is critical to know and report the year in which the certification was performed because this rating system changed in 2007 with earlier scores based on a different reference home and with a different numbering scale. Because of this, an earlier rating score is only comparable with other earlier scores.
Energy Star® Qualified new home	To earn the ENERGY STAR® Qualified certification, a home must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2009 International Energy Conservation Code (IECC) and include additional energy-saving features that typically make them 20–30% more efficient than standard homes. This certification is designed for new homes and is typically obtained by the builder using a certified independent rater. Learn more >>	The builder may have provided a certificate and a copy of the HERS rating to the home owner. There may be an Energy Star sticker in the electrical circuit breaker panel. That sticker will list the rater, the year, and the score. Some raters may be able to provide a HERS rating report for properties they have tested. Upload the Energy Star certificate to support the certification. Contact the rater for documentation to support the HERS Rating.
LEED for Homes	LEED stands for Leadership in Energy and Environmental Design. LEED certification covers 8 areas (Location and Linkages, Sustainable Sites, Water Efficiency, Energy Efficiency, Materials and Resources, Indoor Environmental Quality, Awareness and Education, Innovation and Design Process) and the property qualifies for points within each area. A total of 45 points allows a property to be listed as "certified"; 60 points qualifies for "Silver"; 75 points is "Gold"; and 90 points is Platinum. An independent energy rating is required. Learn more >>	The home owner should have a LEED Homes certificate. Upload the certificate to support the certification.
Home Energy Score	The Home Energy Score is a home energy rating developed by the Department of Energy. The rating the house is comparable to the MPG rating on cars. The Home Energy Score rates the home on a scale of 1-10, based on how efficient the home uses energy. Unlike a traditional energy audit that is based on utility bills, the Home Energy Score only uses the attributes (furnace, insulation levels, windows, etc.) of the home to calculate the home energy score. Learn More >>	A qualified home inspector or utility auditor should provide a 5-page report to home owners. Upload the report to support the certification. Contact the BPI Rater if you do not have the report.

NAHB/ICC 700	The National Association of Home Builders has developed this green building certification for new homes. Seven categories are measured, and a home can earn certification as Bronze, Silver, Gold, or Emerald. An independent verifier is part of the certification process. Learn more >>	The builder should have provided the NAHB certificate with the relevant information including the third-party verifier to the home owner. Upload the certificate to support the certification.
Other Third-Party Home Certifications (i.e. Built Green Colorado)	Colorado has had several local and regional successful green building certifications. For example, Built Green Colorado was a pioneering program established by the Home Builders Association of Metropolitan Denver and some other partners.	Certification documents must be uploaded to define and verify other third party certified properties. Upload the certificate to support the claim of third-party certification.
Solar PV	Photovoltaic (PV) panels generate electricity from sunlight. Learn more >>	Upload the technical data from the installation contractor and the supplier of the equipment to show that the home has Solar PV.
Solar Thermal	These panels circulate a fluid (air, water, antifreeze) to collect heat from the sun and transfer it into the home for use in domestic water heating, space heating, or both. Learn more >>	Installation specifications should be available but older panels (some date to the 1970s) may have no documentation. A thorough inspection by a qualified solar installer or plumber should be documented to assure that the panels are functioning. Upload the technical data from the installation contractor and the supplier of the equipment to show that the home has Solar PV and, if possible, upload inspection documentation.
Energy / Green Features Addendum	Additional features other than those listed above should be included in an addendum. This check box will give notice to other brokers and appraisers that additional information is available.	Upload the Energy / Green features addendum.