



Multifamily Performance Program

NC - Modified Prescriptive Path Requirements

Modified Prescriptive Path Requirements:

A building following this path must meet the requirements specified below and be verified and field-tested in accordance with this document and the *Testing and Verification Protocols*. Buildings following this path are not eligible to earn the ENERGY STAR® label. Note that compliance with these guidelines is not intended to imply compliance with all local code requirements that may be applicable to the building.¹

Testing and Verification Protocols (T&V Protocols):

The *T&V Protocols* are mandatory requirements for the inspection, testing, and verification of components related to the building’s energy performance. All inspections and diagnostic tests described within these protocols are required for each of the energy-related components and systems that exist in the participating building. Results of inspections must be documented and provided to the Case Manager at the Open-Wall and As-Built submittals as required by these protocols. These inspections should be conducted throughout the project construction phase at a time that is best suited to determine whether the energy efficiency element is installed to specification.

Modified Prescriptive Path Submittal Requirements:

Each Modified Prescriptive Path submittal must be reviewed by the Program Implementer and NYSERDA. The Program Implementer/NYSERDA will not approve incomplete submittals, but will communicate with the Partner on which requirements must be met to bring the submittal into compliance with program requirements. Please refer to the Program Guidelines Section 3.2 and related subsections for further detail on submittal requirements.

Special Exceptions for Gut Rehab Projects:

Gut Rehab projects are excluded from complying with the Envelope Section and all compartmentalization requirements of the following table provided the assembly is not included within the scope of work nor modified in any way during construction.

Special Exceptions for Historic Buildings:

Buildings that are considered to be Historic Buildings according to the NYS ECCC 2010 Section 101.4.2, need not comply with the Envelope requirement section or the compartmentalization requirements listed in the table below.

Modified Prescriptive Requirements²:

Appliances	When provided in common areas and/or apartments, refrigerators, dishwashers, clothes washers, ceiling fans and vending machines must be ENERGY STAR® qualified.
Heating and Cooling Equipment ³	<ul style="list-style-type: none"> ▪ The heating and cooling systems must comply with ASHRAE 90.1-2007, Sections 6.4 and 6.5. ▪ Load sizing calculations must reflect the design.⁴ The installed capacity cannot exceed design by more than 20%, except when smaller sizes are not available. ▪ Heating and cooling equipment shall be ENERGY STAR® qualified, where applicable.⁵ ▪ See Table 1 for list of equipment and minimum efficiencies per ASHRAE 90.1 – 2007 Climate Zones.⁶ Part-load minimum efficiencies listed are only applicable to equipment with capacity modulation. See ASHRAE 189.1-2009, Appendix C, for equipment not listed in Table 1.
Heating and Cooling Distribution ^{7,8,9,10, 11,12,13, 14}	<ul style="list-style-type: none"> ▪ Total duct leakage for in-unit systems shall be ≤8 CFM25 per 100 ft² of conditioned floor area. Sampling procedures and tolerances are described in the <i>T&V Protocols</i>. ▪ Heating and cooling supply and return ductwork shall be insulated to a minimum R-8 in unconditioned space and a minimum R-4 in conditioned space.

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<p>Envelope ^{15,16,17,18}</p>	<ul style="list-style-type: none"> ▪ The envelope components must comply with ASHRAE 90.1-2007, Section 5.4. Assembly U-value determinations must follow ASHRAE 90.1-2007, Appendix A.¹⁹ ▪ The building plans shall demonstrate a continuous, unbroken air barrier separating the conditioned space of the building from the following spaces: <ul style="list-style-type: none"> - the exterior, - unconditioned spaces within the building, - commercial spaces, - mechanical rooms vented with unconditioned air, - mechanical chases opening to unconditioned spaces, - elevator shafts, and - garages or other vehicle/equipment storage facilities. ▪ All roof, wall, floor and slab insulation shall achieve RESNET-defined Grade I installation or, alternatively, Grade II for surfaces with continuous insulation ($\geq R-3$ in CZ1-4 and $\geq R-5$ in CZ 5-8). ▪ For steel-framed and metal buildings, continuous exterior insulation is required on above grade walls. For masonry buildings with metal framing, continuous interior or exterior insulation is required on above grade walls. ▪ Maximum allowable glazing area: 40% Window-to-Wall Ratio.²⁰ ▪ Window frames shall be separated from conductive framing (metal & masonry studs, lintels, & sills) with insulation designed to serve as a thermal break. ▪ See Tables 2 for climate specific envelope requirements for the following components: roof insulation; above grade and below grade wall insulation; floor and slab insulation; exterior doors; and vertical glazing.²¹
<p>Garages and Sidewalks ^{22,23}</p>	<ul style="list-style-type: none"> ▪ Attached garages shall be fully compartmentalized from the rest of the building through air sealing. All pipe and conduit penetrations shall be sealed with material compatible with the surface and resilient to temperature fluctuations. ▪ When garage exhaust is required by code, CO sensors must be installed that control exhaust fan operation.
<p>Ventilation and Infiltration ²⁴</p>	<ul style="list-style-type: none"> ▪ Apartments shall be sealed to reduce air exchange between the apartment and outside as well as the apartment and other adjacent spaces. A maximum air leakage rate of 0.30 CFM50 per square feet of enclosure is allowed. Sampling procedures and tolerances are described in the <i>T&V Protocols</i>. Specific apartment air leakage paths to be sealed are listed in the <i>T&V Worksheets</i>. ▪ Outdoor air must be provided to each unit directly from the outdoors. Projects using exhaust ventilation systems must specify how outside air is delivered at the flow rate required by ASHRAE 62.2-2007. Systems that rely on transfer air from pressurized hallways or corridors, adjacent dwelling units, attics, etc. are prohibited.²⁵ ▪ Apartment in-line and ceiling exhaust fans must be ENERGY STAR® qualified. ▪ Central exhaust and in-line exhaust systems serving apartments must have self-balancing dampers at each grille.

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	<ul style="list-style-type: none"> Central exhaust fans 1/16 HP and less must be direct-drive and have variable speed controllers. Central exhaust fans greater than 1/16 HP and less than 1 HP must be direct-drive with ECM motors and variable speed controllers. Central exhaust fans 1 HP and larger must have NEMA Premium efficient motors. In addition to requirements above, powered common laundry ventilation must be installed with automatic demand control to turn off ventilation fans when no dryers are operating. 			
	<p>Central exhaust duct leakage not to exceed 10 CFM50 per floor per shaft during testing.</p>			
	<table border="1"> <tr> <td data-bbox="344 632 812 737">Design/Measured Ventilation Rates for Common Area²⁶</td> <td data-bbox="812 632 1144 737"><u>Minimum</u> ASHRAE 62.1-2007</td> <td data-bbox="1144 632 1557 737"><u>Maximum</u> not to exceed ASHRAE 62.1 by more than 50%</td> </tr> </table>	Design/Measured Ventilation Rates for Common Area ²⁶	<u>Minimum</u> ASHRAE 62.1-2007	<u>Maximum</u> not to exceed ASHRAE 62.1 by more than 50%
Design/Measured Ventilation Rates for Common Area ²⁶	<u>Minimum</u> ASHRAE 62.1-2007	<u>Maximum</u> not to exceed ASHRAE 62.1 by more than 50%		
	<table border="1"> <tr> <td data-bbox="344 737 812 842">Design/Measured Ventilation Rates for In-Unit (whole bldg & exhaust)²⁷</td> <td data-bbox="812 737 1144 842"><u>Minimum</u> ASHRAE 62.2-2007</td> <td data-bbox="1144 737 1557 842"><u>Maximum</u> not to exceed ASHRAE 62.2 by more than 50%</td> </tr> </table>	Design/Measured Ventilation Rates for In-Unit (whole bldg & exhaust) ²⁷	<u>Minimum</u> ASHRAE 62.2-2007	<u>Maximum</u> not to exceed ASHRAE 62.2 by more than 50%
Design/Measured Ventilation Rates for In-Unit (whole bldg & exhaust) ²⁷	<u>Minimum</u> ASHRAE 62.2-2007	<u>Maximum</u> not to exceed ASHRAE 62.2 by more than 50%		
<p>Domestic Water Heating ^{28,29}</p>	<ul style="list-style-type: none"> Domestic water heating systems must comply with ASHRAE 90.1-2007, Sections 7.4 and 7.5. Water Heater minimum efficiencies.³¹ <ul style="list-style-type: none"> In-Unit Electric OR Gas Water Heaters (storage or instantaneous) <ul style="list-style-type: none"> Gas (EF): 0.69-(0.002 x Tank Gallon Capacity) Electric (EF): 0.97-(0.001 x Tank Gallon Capacity) Hot Water Supply Boiler: Oil or Gas: 85% Et Domestic water heating equipment shall be ENERGY STAR[®] qualified, where applicable. Atmospherically vented gas water heaters, tankless coils and side-arm water heaters shall not be specified. If storage is provided, the maximum storage tank capacity shall be specified based on occupancy.³⁰ The average flow rate for all showers must be ≤ 1.75 gallons per minute per stall (as rated at 80 psi) and all showerheads must be WaterSense[®] labeled. All lavatory faucets or aerators must be WaterSense[®] labeled. The average flow rate for all other faucets must be ≤ 2.0 gallons per minute (as rated at 80 psi). 			
<p>Lighting ^{32,33}</p>	<p><u>Occupancy Controls</u> All non-apartment spaces, except those where automatic shutoff would endanger the safety of occupants, must have occupancy sensors or automatic bi-level lighting controls. Automatic controls must be specified for spaces intended for 24-hour operation such as corridors and stairwells.</p> <p><u>Common Space Lighting</u>³⁴</p> <ul style="list-style-type: none"> All light fixtures in non-apartments spaces, including hallways, stairwells, lobbies, elevators and decorative fixtures, shall have combined lamp and ballast efficacies meeting or exceeding ENERGY STAR[®] specifications.³⁴ Alternatively, T-5 or T-8 lamps with electronic ballasts or ENERGY STAR[®] qualified screw-in lamps may be used. 			

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	<ul style="list-style-type: none"> ▪ Total specified lighting power for the combined common spaces must not exceed ASHRAE 90.1-2010 allowances for those combined spaces. <p><u>In-Unit Lighting</u></p> <ul style="list-style-type: none"> ▪ All hard-wired lighting fixtures installed within apartments shall meet or exceed ENERGY STAR specifications.³⁵ ENERGY STAR® qualified screw-in lamps may be used in the following applications only: Closets, storage spaces, and other locations that are not within habitable living space. ▪ Overall in-unit lighting power density may not exceed 0.7 W/ft². When calculating overall lighting power density, use 0.7 W/ft² for spaces where lighting is not installed. ▪ For spaces where installed light fixtures do not meet illumination requirements and occupants are expected to provide supplemental lighting (i.e. bedrooms, living rooms), assume the installed light fixture can illuminate at most 3 ft² per Watt installed. <p><u>Exterior Lighting</u></p> <ul style="list-style-type: none"> ▪ All outdoor lighting fixtures shall have combined lamp and ballast efficacies meeting or exceeding ENERGY STAR® specifications.³⁵ ▪ Fixtures must include automatic switching on timers or photocell controls except fixtures intended for 24-hour operation, required for security, or located on apartment balconies. ▪ Total specified exterior lighting power cannot exceed ASHRAE 90.1-2010 allowances. <p><u>Exit Signs</u></p> <p>All exit signs shall be specified as LED (not to exceed 5W per face) or photo-luminescent and shall conform to local building code; fixtures located above stairwell doors and other forms of egress shall contain a battery back-up feature.</p>
<p>Pump Motor Efficiency ^{36,37}</p>	<p>All three-phase pump motors 1 horse-power or larger shall meet or exceed efficiency standards for NEMA <u>Premium</u>TM motors, where available. Motors 5 horse-power or larger for circulating pumps serving hydronic heating or cooling systems must be specified with variable frequency drives.</p>
<p>Metering</p>	<ul style="list-style-type: none"> • Post-construction, the utility consumption of the residential-associated spaces must be capable of evaluation independent of any non-residential spaces. These non-residential associated parts of the building shall be separately metered (or sub-metered) for electricity, gas, fuel oil, water, steam, and hot water for domestic and/or space heating purposes. • Unless the building meets the definition of Supportive Housing⁴⁰, electrical metering shall be configured in accordance with NYS ECCC 2010 Section 505.7 to determine the electrical energy consumed by each tenant by way of separately metering individual dwelling units.

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Table 1 Modified Prescriptive Path – Minimum Heating and Cooling Equipment Efficiencies

Equipment Type	Climate Zone 4	Climate Zone 5	Climate Zone 6
	Room AC (window, through-wall, ductless mini-splits)	ENERGY STAR qualified	ENERGY STAR qualified
Air conditioner (<13 KBtu/h)	ENERGY STAR qualified	ENERGY STAR qualified	ENERGY STAR qualified
Air conditioner (≥13 and <65 KBtu/h)	ENERGY STAR qualified	ENERGY STAR qualified	ENERGY STAR qualified
Air conditioner (≥65 and <240 KBtu/h)	11.5 EER/12.0 IEER	11.5 EER/12.0 IEER	11.5 EER/12.0 IEER
Air conditioner (≥240 and < 760 KBtu/h)	10.0 EER/10.5 IEER	10.0 EER/10.5 IEER	10.0 EER/10.5 IEER
Electric resistance space heating	Not permitted in any space using this approach	Not permitted in any space using this approach	Not permitted in any space using this approach
Warm-Air Furnace (<225 KBtu/h, common areas)	ENERGY STAR qualified	ENERGY STAR qualified	ENERGY STAR qualified
Warm-Air Furnace (≥225 KBtu/h)	80% Et (gas) or 81% Et (oil)	80% Et (gas) or 81% Et (oil)	80% Et (gas) or 81% Et (oil)
Packaged Terminal Air Conditioner (PTAC)	13.8 – (0.300 X Cap/1000) EER	13.8 – (0.300 X Cap/1000) EER	13.8 – (0.300 X Cap/1000) EER
Packaged Terminal Heat Pump (PTHP)	Cooling: 14.0– (0.3 X Cap/1000) EER Heating: 3.7– (0.052 X Cap/1000) COP	Cooling: 14.0– (0.3 X Cap/1000) EER Heating: 3.7– (0.052 X Cap/1000) COP	Cooling: 14.0– (0.3 X Cap/1000) EER Heating: 3.7– (0.052 X Cap/1000) COP
Air cooled heat pump (≥13 and <65 KBtu/h) ³⁸	ENERGY STAR qualified 8.5HSPF	ENERGY STAR qualified 9.25HSPF	ENERGY STAR qualified 9.5HSPF
Air cooled heat pump (≥65 and <240 KBtu/h)	Cooling: 11.1 EER/11.6 IEER Heating: 3.3 COP (@47°F DB)	Cooling: 11.1 EER/11.6 IEER Heating: 3.3 COP (@47°F DB)	Cooling: 11.1 EER/11.6 IEER Heating: 3.3 COP (@47°F DB)
Air cooled heat pump (≥240 KBtu/h)	Cooling: 9.6 EER/9.6 IEER Heating: 3.2 COP (@47°F DB)	Cooling: 9.6 EER/9.6 IEER Heating: 3.2 COP (@47°F DB)	Cooling: 9.6 EER/9.6 IEER Heating: 3.2 COP (@47°F DB)
Water-source heat pump (<135 KBtu/h)	Cooling: 14.0 EER(86°F entering water) Heating: 4.2 COP(68°F entering water)	Cooling: 14.0 EER(86°F entering water) Heating: 4.2 COP(68°F entering water)	Cooling: 14.0 EER(86°F entering water) Heating: 4.2 COP(68°F entering water)
Boilers, hot water (<300,000 Btu/h)	ENERGY STAR qualified	ENERGY STAR qualified	90% AFUE
Boilers, hot water (≥300,000 Btu/h)	86% Et (89% Et if using heat pumps)	86% Et (89% Et if using heat pumps)	86% Et (89% Et if using heat pumps)
VRF Air Conditioners and Heat Pumps	See Tables 6.8.1I and 6.8.1J of ASHRAE 90.1-2010	See Tables 6.8.1I and 6.8.1J of ASHRAE 90.1-2010	See Tables 6.8.1I and 6.8.1J of ASHRAE 90.1-2010
Air-cooled chillers with or without condenser	10.0 EER / 12.5 IPLV	10.0 EER / 12.5 IPLV	10.0 EER / 12.5 IPLV
Water-cooled chiller, positive displacement (<75 tons)	0.780 kW/ton (Full load) / 0.630 kW/ton (IPLV)	0.780 kW/ton (Full load) / 0.630 kW/ton (IPLV)	0.780 kW/ton (Full load) / 0.630 kW/ton (IPLV)
Water-cooled chiller, positive displacement (75-150 tons)	0.775 kW/ton (Full load) / 0.615 kW/ton (IPLV)	0.775 kW/ton (Full load) / 0.615 kW/ton (IPLV)	0.775 kW/ton (Full load) / 0.615 kW/ton (IPLV)
Water-cooled chiller, positive displacement (150-300 tons)	0.680 kW/ton (Full load) / 0.580 kW/ton (IPLV)	0.680 kW/ton (Full load) / 0.580 kW/ton (IPLV)	0.680 kW/ton (Full load) / 0.580 kW/ton (IPLV)
Water-cooled chiller, positive displacement (>300 tons)	0.620 kW/ton (Full load) / 0.540 kW/ton (IPLV)	0.620 kW/ton (Full load) / 0.540 kW/ton (IPLV)	0.620 kW/ton (Full load) / 0.540 kW/ton (IPLV)
Water-cooled, centrifugal (<300 tons)	0.634 kW/ton (Full load) / 0.596 kW/ton (IPLV)	0.634 kW/ton (Full load) / 0.596 kW/ton (IPLV)	0.634 kW/ton (Full load) / 0.596 kW/ton (IPLV)
Water-cooled, centrifugal (≥300 and <600 tons)	0.576 kW/ton (Full load) / 0.549 kW/ton (IPLV)	0.576 kW/ton (Full load) / 0.549 kW/ton (IPLV)	0.576 kW/ton (Full load) / 0.549 kW/ton (IPLV)
Water-cooled, centrifugal (≥600 tons)	0.570 kW/ton (Full load) / 0.539 kW/ton (IPLV)	0.570 kW/ton (Full load) / 0.539 kW/ton (IPLV)	0.570 kW/ton (Full load) / 0.539 kW/ton (IPLV)

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Equipment Type			
	Climate Zone 4	Climate Zone 5	Climate Zone 6
Air-cooled absorption single effect chiller	0.6 COP	0.6 COP	0.6 COP
Water-cooled absorption single effect chiller	0.70 COP	0.70 COP	0.70 COP
Absorption double effect indirect-fired chiller	1.00 COP / 1.05 IPLV	1.00 COP / 1.05 IPLV	1.00 COP / 1.05 IPLV
Absorption double effect direct-fired chiller	1.00 COP / 1.00 IPLV	1.00 COP / 1.00 IPLV	1.00 COP / 1.00 IPLV
Open-loop propeller or axial fan cooling towers³⁹	>40 gpm/hp (@95°F entering water, 85°F leaving water, 75°F web entering air)	>40 gpm/hp (@95°F entering water, 85°F leaving water, 75°F web entering air)	>40 gpm/hp (@95°F entering water, 85°F leaving water, 75°F web entering air)
Closed-loop propeller or axial fan cooling towers³⁹	>15 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)	>15 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)	>15 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)
Open-loop centrifugal fan cooling towers³⁹	>22 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)	>22 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)	>22 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop centrifugal fan cooling towers³⁹	>8 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)	>8 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)	>8 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)

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Table 2 Climate Specific Envelope Requirements for Climate Zones 4, 5, and 6

	Nominal R Value (Minimum)	Assembly U-Value (Maximum)	Nominal R Value (Minimum)	Assembly U-Value (Maximum)	Nominal R Value (Minimum)	Assembly U-Value (Maximum)
	Climate Zone 4		Climate Zone 5		Climate Zone 6	
Roof Insulation						
Insulation entirely above deck	R-25.0 ci	U-0.039	R-25.0 ci	U-0.039	R-30.0 ci	U-0.032
Metal Building	R-19.0 + R-11.0 LS	U-0.035	R-19.0 + R-11.0 Ls	U-0.035	R-25.0 + R-11.0 Ls	U-0.031
Attic and Other	R-49.0	U-0.021	R-49.0	U-0.021	R-49.0	U-0.021
Above Grade Wall						
Mass	R-13.3 ci	U-0.080	R-15.2 ci	U-0.071	R-20.0 ci	U-0.060
Metal Building	R-13.0 + R-13.0 ci	U-0.052	R-13.0 + R-13.0 ci	U-0.052	R-13.0 + R-13.0 ci	U-0.052
Steel-Framed	R-13.0 + R-10.0 ci	U-0.055	R-13.0 + R-10.0 ci	U-0.055	R-13.0 + R-10.0 ci	U-0.055
Wood-framed and other	R-13.0 + R-7.5 ci	U-0.051	R-13.0 + R-10.0 ci	U-0.045	R-13.0 + R-10.0 ci	U-0.045
Below Grade Wall Insulation						
Conditioned and Indirectly Conditioned space	R-10.0 ci	C-0.092	R-10.0 ci	C-0.092	R-10.0 ci	C-0.092
Unconditioned space	NR		NR		NR	
Floor Insulation						
Mass	R-12.5 ci	U-0.064	R-14.6 ci	U-0.057	R-16.7 ci	U-0.051
Steel-Joist	R-38.0	U-0.032	R-38.0	U-0.032	R-38.0 + R-12.5 ci	U-0.023
Wood-framed and other	R-30.0 + R-7.5 ci	U-0.026	R-30.0 + R-7.5 ci	U-0.026	R-30.0 + R-7.5 ci	U-0.026
Slab Insulation						
Unheated (non-radiant) and on-grade	R-15.0 for 24 in.		R-15.0 for 24 in.		R-20.0 for 24 in.	
Heated (radiant)	R-10.0 for 24 in. + R-5 ci below		R-15.0 for 36 in. + R-5 ci below		R-15.0 for 36 in. + R-5 ci below	
Exterior Doors						
Opaque - All	--	U-0.6	--	U-0.4	--	U-0.4
Vertical Glazing						
Nonmetal framing	ENERGY STAR		ENERGY STAR		ENERGY STAR	
	Assembly Max. U	Assembly Max. SHGC	Assembly Max. U	Assembly Max. SHGC	Assembly Max. U	Assembly Max. SHGC
Metal framing (curtain wall/storefront)	U-0.40	SHGC-0.40	U-0.35	SHGC-0.40	U-0.35	SHGC-0.40
Metal framing (entrance door)	U-0.75		U-0.70		U-0.70	
Metal framing (all other)	U-0.45		U-0.45		U-0.45	

The following definitions apply: ci = continuous insulation; Ls = linear system; NR = no insulation requirement.

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1. Where requirements of the state or local codes, manufacturers' installation instructions, or engineering documents exceed the Modified Prescriptive Path Requirements, those requirements shall be met.

In cases where these outside requirements conflict with the Modified Prescriptive Path guidelines (e.g., slab insulation is prohibited to allow visual access for termite inspections), and it has determined that no equivalent option is available that could meet the intent of the conflicting requirement of these Modified Prescriptive Path guidelines (e.g., switching from exterior to interior slab edge insulation), then the requirement conflicting with these guidelines shall not be met.

2. Each building that participates in the program must meet certain mandatory program requirements. These requirements are outlined in Section 3.2 of the Program Guidelines, in addition to this document. The *Prescriptive Path Checklist*, a worksheet within the *ENERGY STAR MFHR Testing and Verification Worksheets*, in addition to the *Modified Prescriptive Path Calculator*, is used to demonstrate whether these criteria have been met.

Heating and Cooling Equipment

3. Atmospherically vented gas furnaces and boilers shall not be specified.
4. Heating and cooling loads shall be calculated, equipment capacity shall be selected, and duct systems shall be sized according to the latest editions of ACCA Manual J, S, & D, respectively, ASHRAE 2009 Handbook of Fundamentals, or a substantively equivalent procedure. Indoor temperatures shall be 70°F for heating and 75°F for cooling. Outdoor temperatures shall be the 1.0% and 99.0% design temperatures, respectively, as published by the ASHRAE Handbook of Fundamentals.
5. Specifically, heating and cooling equipment of any product category that is eligible for ENERGY STAR qualification must be ENERGY STAR qualified. For example, a residential boiler with a rating of 100,000 Btu per hour would need to be ENERGY STAR qualified; but a boiler intended for commercial applications with a rating of 300,000 Btu per hour (which is not eligible for ENERGY STAR qualification) would not. Please refer to the ENERGY STAR website (www.energystar.gov) for more details on which product categories are eligible for ENERGY STAR qualification.
6. The appropriate climate zone for each building site shall be determined by ASHRAE 90.1–2007, Table B-1.

Heating and Cooling Distribution

7. Terminal heating and cooling distribution equipment serving an apartment shall be controlled by a thermostat(s) within the same apartment.
8. Heating and cooling ductwork shall be sealed at all transverse joints and connections, including ductwork connections through drywall or other finish materials, using UL-181 compliant methods and materials. Construction documents shall specify that ductwork must be inspected before access is covered up.
9. Heating and cooling ductwork that is specified as flex duct shall follow the Sheet Metal and Air Conditioning Contractors' (SMACNA) installation standards for flex ducts (see Appendix A).
10. For hydronic distribution systems, terminal heating and cooling distribution equipment must be separated from the riser or distribution loop by a control valve or terminal distribution pump, so that heated or cooled fluid is not delivered to the apartment distribution equipment when there is no call from the apartment thermostats.
11. Piping carrying fluid or steam with temperatures less than 55°F or greater than 105°F, shall be insulated in accordance with NYS ECCC. Construction documents shall specify that the piping must be inspected before access is covered up.

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12. For systems designed with outdoor-air supplied to the heating, cooling, or ventilation distribution system, provide motorized dampers that will automatically shut when systems or spaces are not in use.
13. For hydronic distribution systems, all supply/return headers must be designed in a “reverse return” configuration (i.e. first riser supplied is the last returned, etc.) and/or sized based on a water velocity of less than 4 ft/s. Total pressure drop of terminal unit branch piping and fittings between a supply and return riser must be significantly greater than the total pressure drop from the top to the bottom of these risers. Calculations and assumptions for sizing circulating pumps must meet Chapter 43 of the ASHRAE Handbook, HVAC Systems and Equipment or equivalent industry accepted standard.
14. For in-unit forced air distribution systems, perform design calculations (using ACCA Manuals J and D, the ASHRAE Handbook of Fundamentals, or an equivalent procedure) and install ducts accordingly. Bedrooms must be pressure-balanced using any combination of transfer grills, jump ducts, dedicated return ducts, and/or undercut doors.

Envelope

15. When required by local building code, entranceways shall be designed with vestibules with weather-stripping hard-fastened to the door or frame.
16. If installing sleeves for through-wall AC units, insulated covers (R-7 or higher) must be provided by the building for use during heating season and when AC units are not installed.
17. Gut Rehab projects are exempt from complying with these Envelope Requirements provided the assembly is neither included within the scope of work nor modified in any way during the construction. Additionally buildings that are considered to be Historic Buildings, according to the NYS ECCC 2010 Section 101.4.2, need not comply with these Envelope Requirements.
18. Ductwork penetrating the building envelope shall be sealed to prevent air leakage through the duct system and/or the building envelope. This includes, but it not limited to, roof curbs and exterior wall exhaust/intake vents.
19. An area weighted average of the U-factors of the wall and floor perimeter assemblies is acceptable. When calculating the U-factor, the full R-value for any exterior insulation can only be used for portions of the assembly where shelf angles or other continuous metal fastened to the wall are not used. For portions of this assembly where shelf angles or other continuous metal fastened to the wall are used, an overall U-value shall be calculated based on an area weighted ratio.
20. Window-to-Wall ratio is taken as the sum of all window area divided by the total exterior above-grade wall area. All decorative glass and skylight window area contribute to the total window area to above-grade wall ratio (WWR). Spandrel sections of curtain wall systems contribute to the above-grade wall area.
21. Specified windows must be double or triple-pane, with low-emissivity glass or coatings. See Table 2 for additional climate specific performance requirements. Envelope requirements are based on ASHRAE 189.1-2009, Appendix A.

Garages and Sidewalks

22. Garages shall not be heated for comfort or to prevent pipes from freezing. Piping design and layout shall locate piping within conditioned spaces or grouped and properly insulated to prevent freezing. Heat tracing for freeze protection may not be used.
23. Radiant heating, either wall or ceiling-mounted or within the garage floor (or sidewalks) may be used to prevent ice formation on the ground as a safety feature only and temperature-based controls must comply with ASHRAE 90.1-2007 Section 6.4.3.8.

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Ventilation and Infiltration

24. Ventilation system ductwork shall be sealed at all transverse joints and connections including boot to wall/ceiling connections through drywall using UL-181 compliant materials and methods. Central exhaust systems must be tested for duct leakage, which cannot exceed 10 CFM50 per floor per shaft. See *T&V Protocols* for details.
25. Exhaust fans that provide the local exhaust for kitchens and bathrooms can simultaneously facilitate the outdoor air ventilation system for the apartment, with sufficient make-up air provided mechanically or by a dedicated make-up outdoor air source (e.g., trickle ventilators).
26. Common area ventilation systems shall be designed and tested to satisfy minimum requirements of ASHRAE 62.1-2007, without exceeding recommended rates by more than 50%.
27. Apartment ventilation systems shall be designed and tested to satisfy minimum requirements of ASHRAE 62.2-2007 based upon the anticipated occupancy, without reliance on natural ventilation and without exceeding ASHRAE 62.2-2007 by more than 50%. Compliance with ASHRAE 62.2-2007 Sections 4.3 and 5.3.1 is recommended, but not required. Design and tested exhaust rates shall not exceed the minimum exhaust rates specified in Table 5.1 and 5.2 of ASHRAE 62.2-2007 by more than 50%. Therefore, the maximum continuous exhaust rates in kitchens is 7.5 ACH and in bathrooms 30 CFM. The maximum intermittent exhaust rates in kitchens are 150 CFM and in bathrooms 75 CFM.

Domestic Water Heating

28. The temperature setting of in-unit storage water heaters must not exceed 140°F. For both in-unit and central DHW systems, temperatures measured at faucets and showerheads must not exceed 125°F. Domestic hot water piping carrying liquid with temperatures greater than 105°F must have a minimum of 1" insulation. Pipes over 1.5" in diameter must have a minimum of 1.5" of insulation. Extent and location to be determined by ASHRAE 90.1-2007 Section 7.4.3 or local code.
29. Self-contained or electronic mixing valves shall be used to control hot water temperature for central domestic water heating systems.
30. Specifically, domestic water heating equipment of any product category that is eligible for ENERGY STAR qualification must be ENERGY STAR qualified. For example, a gas storage water heater with a nominal input of 75,000 BTU/hour or less and a rated storage volume from 20 to 100 gallons would need to be ENERGY STAR qualified; but a gas storage water heater with a rated storage volume larger than 100 gallons (which is not eligible for ENERGY STAR qualification) would not*. Please refer to the ENERGY STAR website (www.energystar.gov) for more details on which product categories are eligible for ENERGY STAR qualification.
31. The minimum efficiency for instantaneous water heaters shall be determined assuming 1 gallon tank capacity.

Lighting

32. ASHRAE 90.1-2007, Section 9.1.4a, requires that fixture wattage be calculated using the maximum labeled wattage of the fixture. EPA will allow light fixtures to be calculated based on the installed wattage of the lamps. Ex: A fixture with a 13 W screw-in CFL can be calculated as 13 W, plus any associated ballast power. See Appendix B to determine input power.
33. Lighting must comply with ASHRAE 90.1-2007, Section 9.4. At a minimum, interior lighting must be designed to meet light levels (footcandles) by space type as recommended by the Illumination Engineering Society (IESNA) Lighting Handbook, 9th edition. Values for commonly used spaces are listed below. For senior housing, minimum illumination requirements may follow recommendations in IESNA's 2007 Lighting and the Visual Environment for Senior Living. See Appendix B to determine lamp lumens.

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ASHRAE Space Type	Lighting Power Densities (W/ft ²)	Recommended Light Levels (Weighted Avg. Footcandles)	ASHRAE Space Type	Lighting Power Densities (W/ft ²)	Recommended Light Levels (Weighted Avg. Footcandles)
Apartments	0.7	16	Stairway	0.69	15
Storage	0.63	20	Restrooms	0.98	12
Elevator	0.64	16	Office enclosed/open	1.11/0.98	35
Food Preparation	0.99	40	Conference/meeting/multipurpose	1.23	30
Dining Area - For Family Dining	0.89	23	Electrical/Mechanical	0.95	30
Lobby	0.90	16	Workshop	1.59	50
Corridor/Transition	0.66	10	Parking garage	0.19	7

34. Lighting power densities and allowances must be determined using ASHRAE 90.1-2010, Table 9.5.1, Table 9.6.1, or the table above. For senior living, an increase in lighting power densities and allowances corresponding to the increase in footcandles, is permitted.
35. Information on ENERGY STAR lighting efficacy requirements can be found in the current version of the document titled “Luminaires Program Requirements” at the “Light Fixtures for Partners” page of the ENERGY STAR website, www.energystar.gov.

Motors

36. Many motors are NEMA labeled and this label alone does not ensure that a motor is energy-efficient. This requirement refers specifically to the **NEMA Premium** energy efficient motors program. Product specifications for NEMA Premium Motors may be found at <http://www.nema.org/stds/complimentary-docs/upload/MG1premium.pdf>. Motors for fire pumps and booster pumps are exempt from this requirement.
37. Motors that are packaged as an integral component of mechanical equipment are exempt from this requirement.

Minimum Equipment Efficiencies

38. In Climates Zones 4, 5 and 6, if the prescriptive Heating Season Performance Factors are met for air-source heat pumps, electric resistance back-up heating is allowed, if programmable thermostats with adaptive recovery technology are installed.
39. Cooling tower fan motors must be equipped with VFD controlled by a temperature sensor on the condenser water supply pipe.

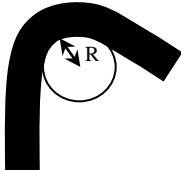
Supportive Housing

40. Supportive Housing is defined as residences that are owned and operated by non-profit organizations. Tenants are individuals and families who require *both* affordable permanent housing and support services, have leases agreements, pay rent (often times a percentage of their income) and abide by the terms of their lease. This includes people who have been homeless, have histories of substance abuse, are coping with mental illness, have chronic illnesses like HIV/AIDS, are young adults aging out of foster care, are homeless veterans, are grandparents raising grandchildren.

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Appendix A: Specifications for Flexible Duct Installation

Component/Location	Standard
Duct length	Limit duct length to no more than 25' per run for flex duct, not to exceed the manufacturer's recommended limit
Excess ductwork	Runs should be as direct as possible. Excess ductwork should be no more than 5% for any given section of flexible duct.
Supports	Suspended horizontal ducts should be supported at least every 5'.
Hangers	Hanger material should be at least 1-1/2" in width and hangers should not crimp the ductwork, causing the interior dimension of the duct to be less than specified
Sag	Suspended ductwork should be allowed to sag no more than 1/2" for every 1' of run
Trunk and boot connections	Flexible duct should be allowed to run straight out of any connection at least 12" before taking a turn
Bends	The radius at the centerline of a bend must be a minimum of one duct diameter as shown in the diagram (R = 1 duct diameter): 
Connections	Connections to boots, collars, and trunks must be substantially airtight
Sealants	Sealants and tapes used to make ductwork airtight must be compliant with UL=181 standards and installed according to the manufacturer's specifications

Reference: Sheet Metal and Air Conditioning Contractor's National Association

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Appendix B: Typical lamp lumens and input power for qualified lighting

Efficacy: Lumens per Watt = Measured Lamp Lumens [Lumens]/Measured Input Power [Watts]

Footcandle: one lumen per square foot.

Lamp Lumens: Lamp lumens must be measured using the lamp and ballast that are shipped with the fixture, using the tables on the ENERGY STAR website, or by using the charts below.

Input Power: Input power must be measured with the lamp and ballast that are shipped with the fixture, by using Tables 9-E through 9-H in the User’s Manual for ASHRAE 90.1-2007, or the charts below.

Standard Metal Halide			
Lamp Watts	Lumens	Input Power	Efficacy
150	13,500	186	73
175	15,000	205	73
250	23,000	295	78
360	36,000	388	93
400	40,000	461	87

Typical T-8 (Electronic Ballast)			
Lamp Watts	Lumens	Input Power	Efficacy
17	1400	22	64
25	2225	27	82
32	3100	32	97
40	3725	46	81
86	8200	88	93

Compact Fluorescent					
Lamp Watts	Lumens	Input Power	Ballast	Efficacy	Minimum Lumens Needed
9	280-680	13	Electro-magnetic	22*-52	650
9	280-680	10	Electronic	28*-68	500
13	600-950	17	Electro-magnetic	35*-56	850
13	600-950	14	Electronic	43*-68	700
26	1200-1900	37	Electro-magnetic	32*-51	1850
26	1200-1900	28	Electronic	43*-68	1400

*may not meet current ENERGY STAR specifications, check lamp lumens on ENERGY STAR website.