

Accrediting body means a State, local government, or other independent agency that meets the criteria provided in § 437.206 of these guidelines for the accreditation of HERS providers.

AGA means American Gas Association

Annual Fuel Utilization Efficiency or *AFUE* means the ratio of annual output energy to annual input energy that includes any non-heating season pilot input loss.

Conditioned space, directly means an enclosed space having heating equipment with a capacity of 10 BTU/(hr-ft²), or cooling equipment with a capacity exceeding 10 BTU/(hr-ft²). An exception is if the heating and cooling equipment is designed and thermostatically controlled to maintain a process environment temperature less than 65° Fahrenheit or greater than 85° Fahrenheit for the whole space the equipment serves.

Conditioned space, indirectly means enclosed space that is not directly conditioned space:

(1) With area weighted heat transfer coefficient (U-value) to directly conditioned space exceeding that to the outdoors or to unconditioned spaces; or

(2) Through which air from directly conditioned spaces is transferred at a rate exceeding three air changes per hour.

COP means Coefficient of Performance, which is the ratio of the rate of heat delivered to the rate of energy input, in consistent units, for a complete heat pump system under designated operating conditions.

Data analyst means a person trained to enter the information compiled by a data collector into the rating tool and to produce the energy efficiency rating of a home.

Data collector means a person trained to evaluate the minimum rated features of a home on site and collect all the information required to create a rating.

Detached one- and two-family dwelling means a building with one or two independent dwelling units with an individual or central HVAC system.

Energy analysis tool means a calculation procedure for determining a home's energy efficiency rating and estimating annual purchased energy consumption and cost.

EER means Energy Efficiency Ratio, which is the ratio of net equipment cooling capacity in Btu/h to total rate of electric input in watts under designated operating conditions.

Energy efficiency rating or *rating* means an unbiased indication of a home's relative energy efficiency based on consistent inspection procedures,

operating assumptions, climate data and calculation methods.

Energy factor means a measure of water heater energy efficiency as determined under Department of Energy Regulations. 10 CFR 430.23(e)(2)(ii).

Estimated annual energy cost savings means positive dollar difference between estimated annual energy costs for a home with energy saving measures and estimated annual energy costs of the same home in its current condition.

Fenestration means a glazed opening in a building.

Full rater means the person trained to perform the functions of both a data collector and a data analyst.

HERS-BESTEST means the Home Energy Ratings System Building Simulation Test published in NREL Report No. NREL/TP-472-7332.

HERS provider means a person or organization that develops, manages and operates a home energy rating system.

Home means a one or two family dwelling, or multi-family dwelling of three stories or less.

Home energy rater or *rater* means the person trained to inspect a home to evaluate the minimum rated features and prepare an energy efficiency rating. (see also Data collector, Data analyst, Full rater)

Home Energy Rating System or *HERS* means the materials and procedures needed to operate a home energy rating program including but not limited to: marketing materials, training, publications, rating tool, quality control, data base collection and maintenance, agreements, data collection sheets, home owner reports, and other related materials and services.

HSPF means Heating Seasonal Performance Factor which is the total heating output of a heat pump during its normal annual usage period for heating, in Btu, divided by the total electric energy input during the same period, in watt-hours.

HVAC means Heating, Ventilating and Air Conditioning.

Internal gains means the heat gains within a home attributable to lights, people, and miscellaneous equipment including domestic hot water equipment losses.

NREL means National Renewable Energy Laboratory.

Purchased energy means the portion of the total energy requirement of a home that is purchased from a utility or other energy supplier.

Reference home means a hypothetical home configured to the specifications set forth in section 437.103 of these guidelines.

R-value means thermal resistance value.

SEER means seasonal energy efficiency ratio, which is the total cooling output of an air conditioner during its normal annual usage period for cooling, in Btu/h, divided by the total electric energy input during the same period, in watt-hours.

Thermal storage mass means materials or equipment incorporated into a home that will store heat, produced by renewable or non renewable energy, for release at a later time.

Trombe wall means a heavy mass wall, usually of masonry materials or containing water, constructed adjacent to a glazed area, for the purpose of collecting and storing solar energy.

Typical Meteorological Year or *TMY Data* means hourly data published by the National Climatic Center, Asheville, NC. based on historical weather data for 216 locations.

U-value means thermal transmittance value.

§ 437.4 Availability of ratings.

The purposes of this rating system are to permit:

(a) Each builder, real estate agent, lender, or organization in the mortgage business—

(1) When rating information is available, to communicate that information in writing to home buyers prior to sale; and

(2) To advise each applicant for financing of a home of incentives relating to qualification criteria, rate structure, or otherwise, available based on the energy efficiency of the home as measured by ratings conducted under these guidelines,

(b) Each multi-listing service (MLS) to include available home energy rating information on any applicable listing.

Subpart B—How To Rate a Home

§ 437.100 Rating procedure.

(a) To determine the energy efficiency rating of a home, each HERS provider shall—

(1) If the rating is being conducted for an existing home, visit the site of the home being rated to collect the data needed to conduct the rating;

(2) If the rating is being conducted for a to be built home, follow the procedures set forth in § 437.107 of these guidelines to collect the data needed to conduct the rating;

(3) Use the collected data to estimate the annual purchased energy consumption for heating, cooling and water heating for both the rated home and the reference home defined in § 437.103.

(4) If the energy efficiency rating is conducted to evaluate proposed energy