



March 14, 2022

Enterprise Green Communities will be administering a temporary pathway for buildings in the District of Columbia seeking to comply with our Criterion 5.2b Moving to Zero Energy: Near Zero Certification. This pathway's requirements mimic those of DOE Zero Energy Ready Home Rev. 07 and will be available only to new construction properties in the District of Columbia which are pursuing Criterion 5.2b and not eligible for certification to ZERH.

Our intention is to retire this temporary pathway once DOE's Zero Energy Ready Home program allows for the certification of multifamily properties of all heights. In close coordination with DOE's anticipated release of the updated ZERH program and readiness of any associated modeling program updates, Enterprise will publicize when this temporary pathway for buildings will be retired from use with additional properties. Properties that have begun construction with this temporary pathway will be permitted to complete the process, regardless of DOE release date.

Requirements

Please refer to [DOE ZERH National Program Requirements Rev 07](#) as the baseline for all requirements. An overview of significant similarities and exceptions are as follows:

Eligibility

To comply with this temporary pathway, properties must not be eligible for ZERH qualification solely due to exceeding the number of stories currently allowed by DOE. Buildings that meet all other eligibility criteria for the ZERH program are eligible for this temporary pathway if they have at least 5 attached dwelling units and have at least 6 stories above grade.

Prescriptive Path and Performance Path

All dwelling units must either conform to the DOE ZERH Rev. 07 Prescriptive Path or Performance Path. Note that success with the Performance Path is based upon compliance with the HERS Index of the DOE Zero Energy Ready Home Target Home (Target Home is described within Rev 07's Exhibit 2); ASHRAE models may not be used for verifying compliance with this program.

Exhibits 1, 2, and 3

While the intent is for all dwelling units to meet the mandatory requirements described within DOE ZERH Rev. 07 Exhibit 1, that Exhibit has been modified to avoid overlap with Enterprise Green Communities (for instance, mandatory criteria 5.1a, 5.7, 5.8, 6.4, 6.8, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 8.1, 8.3).

Modified Exhibit 1: Mandatory Requirements

The following Enterprise Green Communities Criteria must be implemented:

1. Criterion 7.9 Option 2: Construction Pollution Management
2. Criterion 5.3a: Moving to Zero Energy: Photovoltaic / Solar Hot Water Ready **OR**
Criterion 5.3b: Moving to Zero Energy: Renewable Energy.

The following strategies are also required; please refer to Endnotes 11-16 of the DOE ZERH Rev. 07 for further clarification:

Enterprise Community Partners

11000 Broken Land Parkway, Suite 700, Columbia, MD 21044 | 800.624.4298 | enterprisecommunity.org

3. Envelope
 - Fenestration shall meet or exceed ENERGY STAR requirements
 - Ceiling, wall, floor, and slab insulation shall meet or exceed 2015 IECC levels.
4. Duct System
 - Duct distribution systems shall be located within the home's thermal and air barrier boundary or an optimized location to achieve comparable performance.
 - HVAC air handler shall be located within the home's thermal and air barrier boundary.
5. Water Efficiency: Hot water delivery systems (distributed and central) shall meet efficient design requirements OR water heaters and fixtures shall meet efficiency criteria.

Certification Process

Prebuild

1. Criterion 5.2b: Intent at Prebuild is to show readiness for ENERGY STAR certification and for achieving the more rigorous ZERH performance standard. EUI and emissions reporting, as with all Green Communities developments, is also required. May demonstrate this in one of two ways:
 - a. If following ENERGY STAR ASHRAE path: submit 5.1a Building Performance Standard Template – ASHRAE Option **AS WELL AS** confirmation that all ZERH prescriptive path features will be achieved or exceeded
 - b. If following ENERGY STAR ERI path: submit 5.1a Building Performance Standard Template – ERI Option **AS WELL AS** associated projected ERI ratings which demonstrate a HERS Index at or below the DOE ZERH Target Home HERS Index.
2. Must comply with Criterion 7.9 Option 2, see Certification Documentation Instructions
3. Must comply with either Criterion 5.3a or Criterion 5.3b, see Certification Documentation Instructions
4. Confirm intent to comply with Envelope, Duct System, and Water Efficiency requirements.

Postbuild

1. Criterion 5.2b: Intent at Postbuild is to show achievement of ENERGY STAR certifications and achievement of the more rigorous ZERH performance standard. EUI and emissions reporting, as with all Green Communities developments, is also required. May demonstrate this in one of two ways:
 - a. Submit ENERGY STAR certificate(s) and, if following ENERGY STAR ASHRAE path, submit 5.1a Building Performance Template – ASHRAE option **AS WELL AS** confirmation that ZERH prescriptive path strategies were achieved
 - b. If following ENERGY STAR ERI path, submit 5.1a Building Performance Standard Template – ERI Option **AS WELL AS** ENERGY STAR certificate(s) which include confirmed ERI ratings with HERS Index scores at or below the DOE ZERH Target Home HERS Index.
5. Must comply with Criterion 7.9 Option 2, see Certification Documentation Instructions
6. Must comply with either 5.3a or 5.3b, see Certification Documentation Instructions
7. Confirm Envelope, Duct System, and Water Efficiency requirements have been met.