

May 2, 2024

Addendum to Criterion 5.2b - Moving to Zero Energy: Near Zero Certification *Prioritizing the Path to Certification Plus for Existing Buildings*

Background

The original protocol for Criterion 5.2b, certification to DOE ZERH, PHI Classic or PHIUS, can be difficult for existing buildings to achieve given prescriptive requirements of these programs.

This new approach is designed to recognize significant improvement in building performance of existing buildings without prescriptive requirements and is aggressive and reasonable within the limits of budget-constrained retrofits.

We welcome your feedback, particularly on this addenda's impact on energy, emissions, and cost. Please help inform future versions of the criteria by completing [this survey](#) before August 30, 2024.

Eligibility

The requirements defined below are for all existing buildings, whether they are undergoing a Moderate or Substantial Rehabilitation, as defined by Green Communities. However, there is a unique standard for projects executing a tenant-in-place rehabilitation.

For the purposes of this Addendum to Criterion 5.2b, *Prioritizing the Path to Certification Plus for Existing Buildings*, tenant-in-place rehabilitation occurs when there is planned construction activity that will take place during daytime hours requiring tenant(s) to leave their housing unit(s) for several hours on one day or for several days, but tenant(s) are able to return to a safe and functional unit every night with a working bathroom, working kitchen, heat, or air conditioning, as applicable.

Requirements

As an alternative to either achieving DOE ZERH certification (12 points) or PHI Classic or PHIUS certification (15 points), existing buildings that demonstrate achievement of the following requirements will be considered compliant with Criterion 5.2b and receive Enterprise Green Communities Certification Plus earning 12 points.

If the project is a tenant-in-place rehabilitation, the project must demonstrate:

- At least **30%** reduction of site energy use compared to pre-rehab condition.
- Compliance with Criterion 5.3a: Moving to Zero Energy: Photovoltaic / Solar Hot Water Ready **OR** Criterion 5.3b: Moving to Zero Energy: Renewable Energy [at least achieve minimum points available with this criterion].
- Compliance with Criterion 5.5b: Moving to Zero Carbon: All Electric.

If the project is not a tenant-in-place rehabilitation, the project must demonstrate:

- At least **40%** reduction of site energy use compared to pre-rehab condition.
- Compliance with Criterion 5.3a: Moving to Zero Energy: Photovoltaic / Solar Hot Water Ready **OR** Criterion 5.3b: Moving to Zero Energy: Renewable Energy [at least achieve minimum points available with this criterion].
- Compliance with Criterion 5.5b: Moving to Zero Carbon: All Electric.

Certification Process

Prebuild Documentation:

1. The intent at Prebuild is to show readiness for achieving the 5.1b minimum requirements *and* the more rigorous performance standard of this approach within 5.2b. This may be demonstrated in one of two ways:
 - a. If following the ASHRAE Option: submit the 5.2b Certification Plus for Existing Buildings Template - ASHRAE Option, demonstrating that the savings requirement will be achieved.
 - b. If following the ERI Option: submit the 5.2b Certification Plus for Existing Buildings Template – ERI Option, demonstrating that the savings requirement will be achieved. Also submit the projected ERI ratings certificates.
2. For both the ASHRAE Option and ERI Option, ensure that the existing and projected EUI and emissions for the building(s) are calculated on the Overview Tab of the appropriate 5.2b template. Also input these values in the specified fields of the Criteria Compliance section of the project’s Prebuild certification application.
3. Comply with either Criterion 5.3a or Criterion 5.3b.
4. Comply with Criterion 5.5b.
5. If the project is a tenant-in-place rehabilitation, provide a memo signed by the building owner verifying this distinction in accordance with the definition herein under *Eligibility*.

Postbuild Documentation:

1. The intent at Postbuild is to show achievement of the minimum requirements of 5.1b as well as more rigorous performance standard of this approach within 5.2b. This may be demonstrated in one of two ways:
 - a. Submit the 5.2b Certification Plus for Existing Buildings Template - ASHRAE Option demonstrating that the savings requirement was achieved.
 - b. Submit the 5.2b Certification Plus for Existing Buildings Template – ERI Option, demonstrating that the savings requirement was achieved.
2. For both the ASHRAE Option and ERI Option, ensure that the operating EUI and emissions for the building(s) are calculated on the Overview Tab of the appropriate 5.2b template. Also input these values in the specified fields of the Criteria Compliance section of the project’s Postbuild certification application.
3. Complete 5.1b commissioning requirements.
4. Comply with either 5.3a or 5.3b.
5. Comply with Criterion 5.5b.

We welcome your feedback, particularly on this addenda’s impact on energy, emissions, and cost. Please help inform future versions of the criteria by completing [this survey](#) before August 30, 2024.