EPS, HERS, HES... OMG!

BPI-2101: Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades

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Robin is the Managing Director of the National Home Performance Council. His work includes directing NHPC’s research projects and standards- and data-related initiatives.

Prior to joining NHPC in 2010, Robin served as executive director of Hope Community, Inc., an East Harlem-based non-profit that owned and managed 70 buildings with more than 1,200 units of affordable housing.

Robin holds a Ph.D. in Anthropology from the New School for Social Research.
National Home Performance Council

• National non-profit organization based in Washington, D.C.

• Supports whole-house energy efficiency programs like HPwES

• Stakeholder organization with representation from industry, contractors, utilities, state offices, federal agencies on board of directors
What is a Residential MPG?

• A residential MPG number would provide a simple way of describing a home’s energy consumption.

• Intuitive, easier to understand than detailed information about air infiltration rates, R-values, etc.
I Want My MPG

- Allows comparison
- Encourages competition
- Useful for buyers at the time of home sale
Yet Another Holy Grail

- An MPG would facilitate valuation of energy efficiency
Boosting Sales Price

When energy efficiency is recognized as increasing the sales price of a home, owners can undertake upgrades with some assurance that they can recapture some or all of the costs at time of sale.
Real-estate valuation is not faith-based

- Appraisers and lenders respond to market
- Need *proof* that energy efficient homes sell for higher prices
- Quantification of the “contributory value” of energy efficiency necessary
The path to the Holy Grail runs through thickets of data

- To assess the contributory value of energy efficiency, data is needed on:
  - Sales price of homes
  - Energy efficiency characteristics of home
  - Other home characteristics (to ensure apples-to-apples comparisons)

- Multiple Listing Services are primary data source / repository
Getting data into the MLS is painful

- Most MLS databases do not incorporate information about energy efficiency
- Necessary to add fields to the databases: laborious and time-consuming process
- What are the best fields to add so that energy efficiency can be captured in MLS systems?
Key Challenges

- Quantity
- Complexity
- Reliability
- Liability

- Challenges particularly great for upgrades / retrofits
MPG is a potential solution

• An MPG would be an easy way to incorporate information into MLS databases

• A numeric scale would allow easy association between energy efficiency and sales price

• (...relatively easy)
Waiting for the Label

Until the national, universally-accepted label arrives...

• New BPI standard designed to standardize and promote certificates issued by HP programs

• Simple way to get information about an upgrade into MLS databases
BPI-2101

• BPI-2101-S-2011 Standard Requirements for a Certificate of Completion for Whole-House Energy Efficiency Upgrades
• ANSI standard developed through stakeholder-driven consensus process
• Process underway: goal is completion by July 2012
What does the standard specify?

• Standard set of data describing measures implemented

• Could also include MPG, labels, savings projections and/or consumption data

• Local programmatic customization assumed
Challenges of MLS Databases

• Address challenges of getting information into MLS systems:
  
  • Quantity: Large amounts of data
  • Complexity: Simple for RE agents to upload
  • Reliability: Issued by knowledgeable third party
  • Liability: Reduced as a result of third party issuance
Uses of a standard certificate

- Effective marketing tool for contractors
- Helps homeowner recapture value of energy efficiency at time of sale
- Adds value to an HP program’s core product
- Preserves information about a home’s energy efficiency far into the future
MPG still important – But which one?

• Inevitable trade-off between quick, cheap and good
• What trade-off is ideal?
• Different trade-offs for different purposes?