

Building Science Institute, Ltd. Co. Policy 03-2022 Scope of Operations

This policy applies to the Building Science Institute, Ltd. Co.

Referenced Documents

BSI Policy 14 "Referenced Standards, Codes, and Programs"

The Building Science Institute, Ltd. Co. is a subsidiary limited liability company of The Dillon Group, Inc., a C-Corporation registered in the State of Texas.

The Building Science Institute is composed of branded practices Building Science Education and True North Quality Management Services.

We help inspection and verification companies improve their service delivery to homebuilders through training and quality management. The goals of these services are:

- Greater consistency in training and credentialing
- Dramatic reduction in inadvertent operator error
- More transparency through the entire certification system
- Greater consistency in Energy Rating Index (ERI) outputs
- Greater confidence that homes certified as energy efficient, ENERGY STAR®, Indoor airPlus, or Zero Energy Ready actually earn the certification
- More collaboration on quality management with stakeholders

The Building Science Institute uses HouseRater™ software for verification organizations to perform energy ratings.

Our approved software must use the EnergyPlus calculation engine and the NREL-developed ruleset for calculating Energy Rating Index values.

The software must pass the ENERGY STAR Software Test. The software must submit the results of the ENERGY STAR software test to BSI and the EPA ENERGY STAR New Homes team within 45 days of an update by NREL to the OS-ERI calculation engine.

The calculation engine must produce outputs within these ranges for the ASHRAE Std 140 test:

- L100AC, 51.41 (+/- 5%) Annual Heating Load MMBtu
- L110AC, 77.05 (+/- 5%) Annual Heating Load MMBtu
- L120AC, 39.84 (+/- 5%) Annual Heating Load MMBtu
- L130AC, 43.86 (+/- 5%) Annual Heating Load MMBtu
- L140AC, 48.05 (+/- 5%) Annual Heating Load MMBtu
- L150AC, 40.85 (+/- 5%) Annual Heating Load MMBtu
- L155AC, 44.14 (+/- 5%) Annual Heating Load MMBtu
- L160AC, 52.19 (+/- 5%) Annual Heating Load MMBtu
- L170AC, 62.0 (+/- 5%) Annual Heating Load MMBtu
- L200AC, 124.31 (+/- 5%) Annual Heating Load MMBtu
- L202AC, 131.24 (+/- 5%) Annual Heating Load MMBtu
- L302XC, 46.3 (+/- 5%) Annual Heating Load MMBtu
- L304XC, 44.54 (+/- 5%) Annual Heating Load MMBtu
- L322XC, 64.46 (+/- 5%) Annual Heating Load MMBtu
- L324XC, 46.73 (+/- 5%) Annual Heating Load MMBtu
- L100AL, 51.47 (+/- 5%) Annual Cooling Load MMBtu
- L110AL, 55.25 (+/- 5%) Annual Cooling Load MMBtu
- L120AL, 47.69 (+/- 5%) Annual Cooling Load MMBtu
- L130AL, 36.35 (+/- 5%) Annual Cooling Load MMBtu
- L140AL, 24.32 (+/- 5%) Annual Cooling Load MMBtu
- L150AL, 64.56 (+/- 5%) Annual Cooling Load MMBtu
- L155AL, 48.79 (+/- 5%) Annual Cooling Load MMBtu
- L160AL, 62.49 (+/- 5%) Annual Cooling Load MMBtu
- L170AL, 42.11 (+/- 5%) Annual Cooling Load MMBtu
- L200AL, 64.58 (+/- 5%) Annual Cooling Load MMBtu
- L202AL, 54.87 (+/- 5%) Annual Cooling Load MMBtu

When new software versions are released, the transition period for use by verification organizations must not exceed 60 days.

We credential Verifiers, Software Analysts, Quality Assessment Designees, and Quality Assessors through training provided by the Building Science Institute's Building Science Education brand. The Building Science Institute is solely responsible for issuing and revoking the credential of Verifiers, Software Analysts, Quality Assessment Designees, and Quality Assessors.

We perform conformity assessments on verification companies to determine conformity with referenced programs, standards and codes through the Building Science Institute's True North Quality Management Services brand.

We certify homes with an ERI or as an ENERGY STAR, Indoor airPlus, or Zero Energy Ready Home based on verification activities of verifiers and analysts credentialed by the Building Science Institute.

We rescind the certification of homes that are found to be in non-conformance with referenced standards and codes or, as applicable, the ENERGY STAR New Home Program Requirements and Certification Process, Indoor airPlus Program Requirements and Certification Process, and Zero Energy Ready Home Program Requirements and Certification Process.

The Building Science Institute is solely responsible for the certification and revocation of certification of homes in our ERI, ENERGY STAR Home Certification Organization, Indoor airPlus, and Zero Energy Ready Home programs.

The Building Science Institute must provide participating builders or developer partners with the label and certificate for each certified dwelling unit. This is provided through the HouseRater software tool to the verification organization for distribution.

The Building Science Institute must provide participating ENERGY STAR builders or developer partners with the ENERGY STAR label and certificate for each certified dwelling unit. This is provided through the HouseRater software tool to the verification organization for distribution. The Building Science Institute must provide participating Indoor airPlus builders or developer partners with the Indoor airPlus label and certificate for each certified dwelling unit. This is provided through the HouseRater software tool to the verification organization for distribution.

The Building Science Institute must provide participating Zero Energy Ready Home builders or developer partners with the Zero Energy Ready Home label and certificate for each certified dwelling unit. This is provided through the HouseRater software tool to the verification organization for distribution.

We enact disciplinary action on BSI-credentialed Quality Assessors, Quality Assessment Designees, Verifiers, and Software Analysts who are found to be in non-conformance with our Quality Assurance requirements, and referenced standards.

We also enact disciplinary action on BSI-credentialed Quality Assessors, Quality Assessment Designees, Verifiers, and Software Analysts who are found to be in non-conformance with the ENERGY STAR Quality Assurance requirements, ENERGY STAR New Home Program Requirements, and the ENERGY STAR Certification Process; the Indoor airPlus Quality Assurance requirements, Indoor airPlus Program Requirements, and Indoor airPlus certification process; the Zero Energy Ready Home Quality Assurance requirements, Zero Energy Ready Home Program Requirements, and Zero Energy Ready Home certification process.

The Building Science Institute must maintain open lines of communication with our clients, EPA, and DOE to address questions and concerns promptly.

We must provide the EPA and DOE with quarterly summary reports of the number of dwelling units certified through the Building Science Institute's Home Certification program.

We must provide the EPA and DOE with aggregate or summary information about the energy efficiency features used in certified homes and apartments upon request by the EPA or DOE.

We must participate in meetings upon request by EPA or DOE.

We must work collaboratively with our clients, the EPA, and DOE to facilitate comprehensive and coordinated evaluations and responses to findings from routine conformance assessment activities, certification discrepancies (including those referred to the Building Science Institute by the code officials, the EPA ENERGY STAR New Homes team, the Indoor airPlus team, or the Zero Energy Ready Home team), Certification Review requests, and other inquiries from homeowners.

We must deliver to our clients, the EPA, and DOE an annual report of our internal management review that covers our administration of the certification program including conformity assessment reports, dispute resolutions, all identified conflicts of interest, and all conflict of interest mitigation. This report may be delivered more frequently upon request from our clients, the EPA, or the DOE.

The Building Science Institute's certification program leverages the current system in the market to deliver services in all states and territories, with the exception of California or where prohibited by law.

Approved by the Building Science Institute, Ltd. Co. Quality Council on December 13, 2022.

Approve: Brian Christensen, Amber Wood, Erik Straite, Kevin Burk, Wes Davis

Reject: None

Not Voting: Brett Dillon, Chair

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