Washington Updates

Steve Baden, RESNET Executive Director
www.resnet.us
Housing/Energy Policy Proposal

• Residential buildings represents largest primary energy use in U.S. (20%)

• Common in current market place of having new homes more than 30% more efficient than 2004 IECC

• U.S. Department of Energy estimates cost effective to reduce existing homes energy consumption by 30%
Background

• US households spend around $230 billion annually on energy (not including transportation)

• Energy is a significant and growing cost of homeownership (~15%)

• Accelerating market adoption of energy-efficient homes

• Mortgage lending can play an important role in promoting or inhibiting investments in energy efficiency
Transparency in Other Consumer Decisions

Appliances

Based on standard U.S. Government tests

ENERGYGUIDE

Refrigerator-Freezer
With Automatic Defrost
With Side-Mounted Freezer
With Through-the-Door-Ice Service

Compare the Energy Use of this Refrigerator with Others Before You Buy.

This Model Uses
644 kWh/year

ENERGY STAR
A symbol of energy efficiency

Energy use (kWh/year) range of all similar models
Uses Least
Energy 617
Uses Most
Energy 698

kWh/year (kilowatt-hours per year) is a measure of energy (electricity) use. Your utility company uses it to compute your bill. Only models with 22.5 and 24.4 cubic feet and the above features are used in this scale.

Based on a 2001 U.S. Government national average cost of 1.294 per kWh for electricity. Your actual operating cost will vary depending on your local utility rates and your use of the product.

$53

Automobiles

Compare this vehicle to others in the FREE FUEL ECONOMY GUIDE available at the dealer.
Current Transparency in Home Buying
Transparency in Home Buying

From Fayetteville, Arkansas to Boston, Massachusetts codes require new homes post HERS Index Score. (Little Rock, Arkansas requirement goes into effect on January 1, 2015)

Transcends current red state/blue state divide
Proposed Policy

Require HERS Index Score on all homes financed through federal mortgage programs (Fannie Mae, Freddie Mac, FHA & VA)
Home Energy Performance Labeling in Europe

Energy labelling

Energy labelling of the following building:

Address: Storgade 27 A og B
Postal code/city: 9990 Storstrøm
BBR-no.: 12345-1
Energy labelling no.: 122780
Valid 5 years from: 8. august 2006

Energy consultant: Jens Pedersen
Company: Aktuel Energialdgivning

The energy labelling informs about the building’s energy consumption, the possibility for obtaining energy savings, the break-down of the building’s energy costs and the average energy consumption of individual apartments. The energy labelling is prepared by certified energy consultants for apartment buildings and is required by law.

Reported energy consumption for heating

- Costs including VAT and duties: 293,000 DKK/year
- Consumption: 526 MWh/year
- Reported for the period: January 1st 2005 – December 31st 2005

The reported energy consumption and costs are climate corrected by the energy consultant. Thus, the figures express an average year temperature-wise.

Energy label

Low consumption
A1, A2, B1, B2, C1, C2, D1, D2, E1, E2, F1, F2, G1, G2

High consumption
A1 is the best energy label that can be achieved, then A2, then B1, etc. G2 is the worst.

Cost-effective savings

Here are the energy consultant’s proposals to reduce the energy and water consumption in the building. There may be more proposals on the next page. The proposals below are elaborated in the building inspection section.
Home Performance Labeling In Europe
Home Listings In France
Transparency in Housing Market

Does Not Require Legislation

Lenders Required Home Inspections and Termite Testing in the 1990s
Rationality in Mortgage Underwriting

With findings that default and prepayment risks are lower in energy efficient homes by as much as 1/3

Proposed New Formula for Determining Housing Affordability:

Principal, Interest, Taxes, Insurance Minus Monthly Energy Savings (PITI-ES)
Transparency & Rationality

Reflected in SAVE Act

Introduced in 2012 by Senator Bennet (D-CO) & Isakson (R-GA)

Could be achieved in administrative action
Benefits of Housing/Energy Policy Proposal

- Cut U.S. Energy Consumption & Ensuing Environmental Pollution
- Pump hundreds of millions of dollar into economy by reduced energy waste
- Create needed jobs in hard hit construction section
- Homeowners having more affordable and comfortable homes
- More secure mortgages
Benefits of Housing/Energy Policy Proposal

All without outlay of federal funds

An economic, national security, environmental, industry & consumer proposal that is fiscally conservative and relies on the market place
California Here We Come

RESNET
RESIDENTIAL ENERGY SERVICES NETWORK

2015 Conference
San Diego, CA
February 16-18