

RESNET Formal Interpretation 2009 – 002

July 30, 2009

Proponent: RESNET Quality Assurance and Ethics Committee

Applies to:

2006 Mortgage Industry National Home Energy Rating Standards Section Section
102.1.4.8.1.3.2

Interpretation:

Quality Assurance Field Review waivers for Low-Volume Raters may be granted to Providers by the Quality Assurance and Ethics Committee with the following minimum requirements. The QA Committee may, at its discretion, add additional conditions when approving a waiver request for a specific Rater.

1. In accordance with Section 102.1.4.8.1.3.4 of the RESNET Standards, Rating Providers must complete a minimum of one (1) onsite QA field review for each Low-Volume Rater within the two (2) year maximum time.
2. With respect to Section 102.1.4.8.1.3.2 of the RESNET Standards, “alternative quality assurance procedures” shall include the following minimum requirements:

Alternative quality assurance procedures submitted by Rating Providers for Low-Volume Raters shall include collection, archiving and evaluation of the following for each rating completed by a Low-Volume Rater:

- 1) Rating software file for the home
- 2) Photo documentation of the following:
 - a. A minimum of the four (4) primary elevations (front, right, left, rear) for the home;
 - b. Attic, crawlspace and/or basement (insulation and measurement of depth);
 - c. Exterior wall insulation, if other than grade III is used in a rating (at least two large wall areas showing insulation). Include photos of areas that have six-sided assemblies that would not be accessible for inspection at completion of construction;
 - d. Labels on equipment (HVAC, water heater, appliances, lighting);
 - e. NFRC stickers;

- f. Blower door and duct leakage testing equipment (photo of monometer reading for home, including door in view).
- 3) If applicable, a copy of field inspection documentation/data collection form for the home

Justification:

The RESNET Standards are unclear on the precise meaning of “alternative quality assurance procedures” for Low-Volume Raters as allowed by Section 102.1.4.8.1.3.2. The QA Committee has had extensive discussions with a number of Providers regarding proposed options for “alternative quality assurance procedures”.

RESNET has recently received several applications for waivers from Providers that have Raters that meet the minimum requirements to be designated as “Low-Volume Raters”. After reviewing the applications, and seeing a large variation in how each Provider interpreted the minimum requirements of the “alternative quality assurance procedures”, the Committee determined that a clear interpretation by RESNET of Section 102.1.4.8.1.3.2 should be given to Providers.