

Comment #1

Commentator: Lee O'Neal

Organization: MABTEC

Paragraph: 102.1.4.7.3.6.5

Comment Type: Technical

Comment:

Rater's who have their certification revoked may at their initiative re-apply for certification to any QA Provider as a Rater candidate after a period of no less than 180 days from the date of revocation provided the following conditions are met:

Missing the required conditions

Proposed Change:

Rater's who have their certification revoked may at their initiative re-apply for certification to any QA Provider as a Rater candidate after a period of no less than 180 days from the date of revocation provided the following conditions are met:

No Conditions listed

Response:

Accept_____

Reject_____

Reason:

Comment #2**Commentator:** Craig Conner**Organization:** Self**Paragraph:** All**Comment Type:** General**Comment:**

RESNET is not following its own Standards Development Policy and Procedures Manual (Version 1.1, Technical Series 1.01, January 2, 2012).

Section 4.1 of RESNET's Standards Development Policy and Procedures Manual states
"It is a Board decision to have the standards development process follow the ANSI Essential Requirements for ANSI accredited standards development organizations."

This is not really true as RESNET has more than once, including in this document, not followed RESNET or ANSI consensus process.

If RESNET intends to have both consensus and non-consensus standards it should be careful not to have the consensus standards require any part of the non-consensus standards. As stated by ANSI in Section 4.4 of ANSI Essential Requirements: Due process requirements for American National Standards:

"Portions of a published document that were not approved through the ANS consensus process shall not contain requirements necessary for conformance with the approved American National Standard (ANS) and shall be (1) clearly identified at the beginning and end of each such portion of the document, or (2) such information shall be overprinted on the cover page. These portions of the document shall be marked with the following, or similar, explanatory language: ...:

Proposed Change:

Mark all non-consensus parts of the document as specified by Section 4.4 of ANSI Essential Requirements: Due process requirements for American National Standards:

"The information contained in this (portion of a document) is not part of this American National Standard (ANS) and has not been processed in accordance with ANSI's requirements for an ANS. As such, this (portion of a document) may contain material that has not been subjected to public review or a consensus process. In addition, it does not contain requirements necessary for conformance to the standard."

Response:Accept Reject X

Reason:

Comment does not propose specific change to standard amendment.

The RESNET Mortgage Industry National Standards are not ANSI consensus standards. Therefore, the changes that are part of this public comment document are not governed by the RESNET Standards Development Policy and Procedures Manual.

The commenter's suggestion that a disclaimer be included with RESNET Standards amendments that are not ANSI consensus standards has merit. The suggestion will be forwarded to the RESNET Standards Management Board for consideration.

Comment #3

Commentator: Craig Conner

Organization: Self

Paragraph: All

Comment Type: General

Comment:

By its nature a quality assurance program should be somewhat independent of those it monitors for quality. Without a degree of independence the quality assurance role lacks integrity. RESNET already suffers from a reputation for spotty quality control. When combined with existing elements of RESNET, some parts of the proposed change contribute to that reputation and limit the effectiveness of the quality assurance role. RESNET is handicapping the credibility of the critical quality assurance role in several ways:

- 1) Requiring the RESNET Board of Directors approval for not only the committee chairs of the Quality Assurance and Ethics and Appeals committees (which is reasonable), but also even the committee membership nominations. If the board preferred certain problems not be brought to light, then this sets up an effective mechanism. Supporters of potential critics just never get on a committee.
- 2) The decision not to subject the development of the RESNET quality assurance process to the consensus process. It is ironic that RESNET did not follow the procedures in RESNET Standards Development Policy and Procedures Manual when developing its own oversight group. In general will RESNET follow its own rules when those rules become inconvenient?
- 3) Not specifying representatives for home owners or for those who are users of the various RESNET functions on the Quality Assurance and Ethics and Appeals committees.

Development of this document will not pass the ANSI or RESNET tests for balance or lack of dominance by some parties. RESNET maybe entirely within its rules and procedures to reject this comment because it is not using the consensus process for the quality assurance standard; however, this will not reflect well on the "watchdog" function of the RESNET quality assurance process.

If RESNET is fundamentally a trade association for those who sell the various services and functions associated with RESNET, then this all makes sense. A trade association can provide useful services.

However, it retains a strong, perhaps even primary, interest in the financial gain of those whom it represents.

If RESNET is fundamentally a public interest group that provides objective tools, processes and infrastructure that support an objective determination of a building's energy efficiency then handicapping the quality assurance role the does not makes sense.

Proposed Change:

Restart the public process for comments. Abide by the ANSI and RESNET rules for a consensus process in developing RESNET standards, especially those elements having to do with quality assurance.

Response:

Accept

Reject

Reason:

Comment does not propose specific change to standard amendment.

The RESNET Mortgage Industry National Standards are not ANSI consensus standards. Therefore, the changes that are part of this public comment document are not governed by the RESNET Standards Development Policy and Procedures Manual.

The concerns of enhancing RESNET quality assurance procedures are well taken. The RESNET Board of Directors heard a series of proposals aimed at enhancing the consistency of HERS Index Scores at its Fall 2013 Board meeting. A majority of the proposals addressed quality assurance procedures. This will lead to further revision of RESNET's Standards.