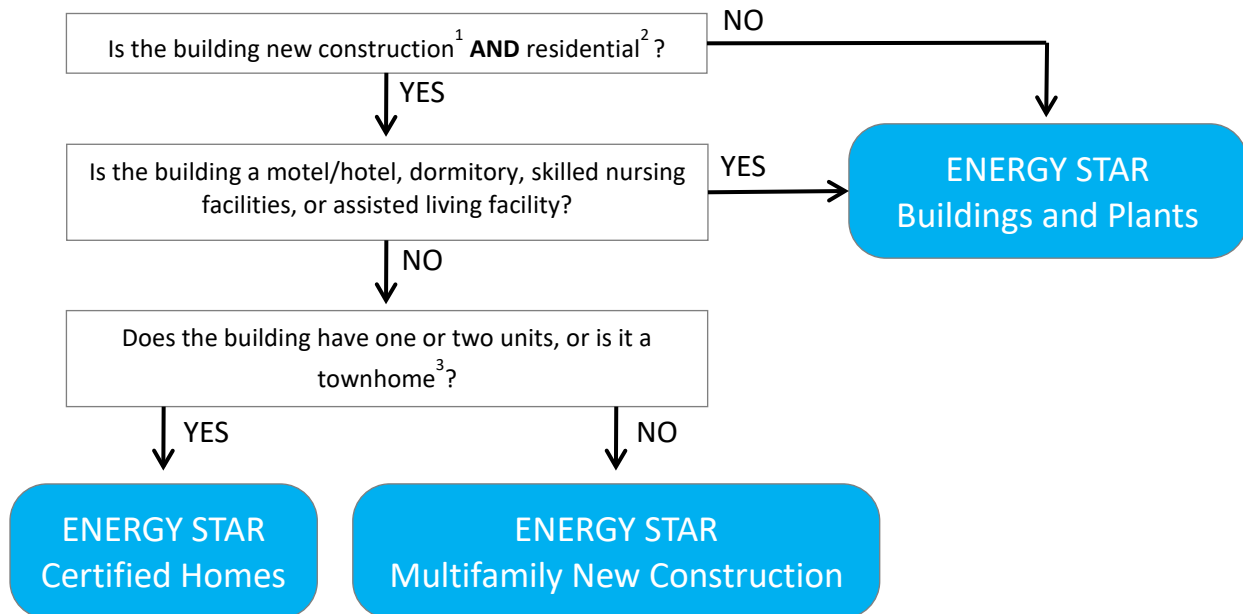


## EPA ENERGY STAR Multifamily New Construction Program Decision Tree, Version 2.0



### NOTES:

1. New construction can include significant gut rehabilitations when defined as a change of use, reconstruction of a vacant structure, or when construction work requires that the building be out of service for at least 30 consecutive days and the building is able to meet all the program requirements.
2. The primary use of the building must be for residential purpose, i.e. the residential and residential associated common space must occupy more than 50% of the building's occupiable<sup>4</sup> square footage. A garage is not considered 'occupiable'. Common space includes any spaces within the building that serves a function in support of the residential part of the building that is not part of a dwelling unit. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, and residential recreation rooms. This also includes offices used by building management, administration or maintenance and all special use areas located in the building to serve and support the residents such as day-care facilities, gyms, dining halls, etc.
3. Townhomes may choose to use the Multifamily New Construction Checklists as well, but they must use the ERI Path and Certified Homes Reference Design. A townhome is defined as a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.
4. Per ASHRAE 62.2-2010, occupiable space is any enclosed space inside the pressure boundary and intended for human activities or continual human occupancy, including, but not limited to, areas used for living, sleeping, dining, and cooking, toilets, closets, halls, storage and utility areas, and laundry areas.