

ENERGY STAR Working Procedure for Modular Housing

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EPA, in coordination with the Manufactured Housing Research Alliance (MHRA), is currently working to develop a more formal policy for modular housing. In the meantime, this general guidance should allow manufacturers and builders that want to qualify modular homes to do so. Generally, the process is similar to that of a site-built builder where the homes will be designed to meet the ENERGY STAR requirements for site-built homes and that a HERS Provider will ultimately determine compliance with ENERGY STAR requirements.

Below is the general process:

1. Features for the home can be determined by selecting the ENERGY STAR National Builder Option Package (BOP) for the climate zone where the home will be located or by working with a HERS Provider and Rater to determine custom features for a particular builder.
2. The features being integrated into the house must be documented and incorporated into the production process in the plant. This information can be incorporated into the Design Approval Primary Inspection Agency (DAPIA)-approved packages, the plant Quality Control Manual, and the Manufacturers' Installation Manual, as appropriate.
3. Features that will not be verified on-site, such as insulation levels and compliance with the Thermal Bypass Checklist, must be verified in the plant by a plant representative (for example by the Plant Production / Engineering Staff) working with the approval of a third-party rater. Ultimately, it will be the HERS Provider on site that determines what level of inspection will be necessary. Therefore, the plant must coordinate with this person.
4. The manufacturer should next develop a site inspection checklist (possibly in conjunction with the HERS Provider) to ensure that all features not inspected in the plant are properly verified on site. This may involve an infiltration test, a duct leakage test, a review of HVAC equipment efficiencies and installation, etc.
5. The HERS Provider will determine final compliance with ENERGY STAR requirements and submit the appropriate documentation to EPA.