

The Need for a Multifamily Building Energy Efficiency Code, and How We Can Get There

March 26, 2015

DOE Code Conference

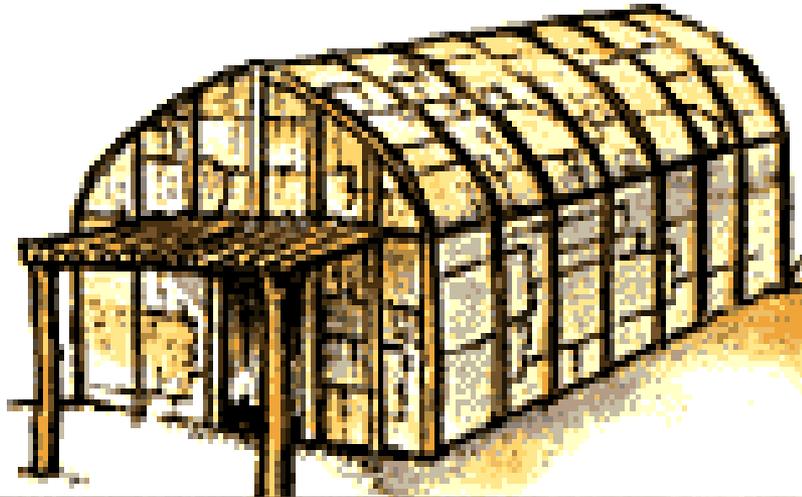
Nehemiah Stone

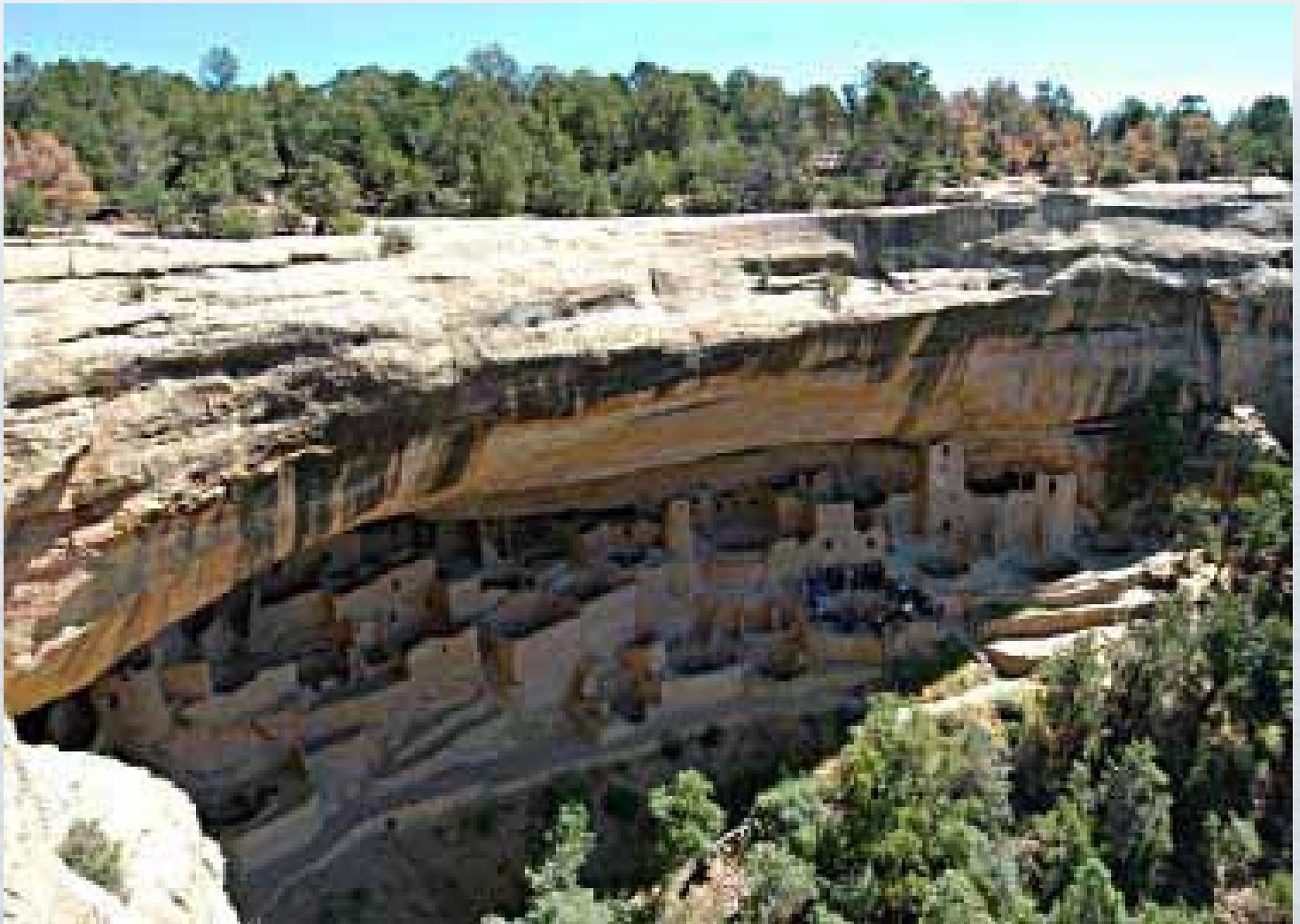
The Benningfield Group

Big Questions

- Why do we need an energy code specifically for multifamily buildings?
- How do we get there?
- Are there any benefits that might make it a good deal?

Indigenous Western MF Housing





Berlin Heidelberg Group

What Do MF Buildings Look Like Today?



BenningfieldGroup

Are they “Homes”?

- In the US, 30.2 Million households (29% of all households) live in MF buildings (4.1M or 33% of California households)

<i>Millions of Households</i>			
	Single Family	Multi-family	Total
U.S.	77+	30+	108
CA	8.1	4.1	12.2

- ~30% of new residential construction is MF

So then, Why Not Lump them with “Residential”?

- On average in the U.S.,
 - Single-family households pay ~22% of their monthly income for housing burden (rent or mortgage, plus utilities)
 - Multifamily households pay well over 30% of their monthly income on their housing burden

Why Not Lump them with “Residential”?

- Approximately 86% of single-family homes are owner occupied
- Approximately 88% of multifamily homes are tenant occupied
- Average annual income in SF is \$61,000/yr
- Average annual income in MF is \$31,000/yr

Why Not Lump them with “Residential”?

- Building owners, not tenants, make the decisions that affect efficiency of the envelope or equipment – other than tenant-supplied appliances
- MF households are much more affected by their neighbors actions and choices than SF households
- Central systems, multiple stories, shared walls

Are they “Commercial Buildings”?

- Together, just seven MF companies own >1,000,000 homes (dwelling units)
- Bought and sold more like NR buildings than single-family homes [of top 50 owners, 31 increased portfolios and 17 reduced portfolios in 2014]
- Majority are managed by professional management companies [with an average of ~50,000 units per company]
- Many have commercial HVAC equipment and/or central hot water (CDHW)

So then, Why Not Lump them with “Nonresidential”?

- Completely different occupancy schedules
- Different needs for achieving healthy air quality
- People live there!

Current Code Landscape

- A 3-Story building and a 4-Story building of otherwise exactly the same design on the same property, have different code requirements

Applicable Code In California

Measure	3 Stories	4 Stories
Window Area	WFR	WWR
Envelope	Low-rise	Nonres/HR Res
Heating & Cooling	Low-rise	Nonres/HR Res
Ventilation	ASHRAE 62.2	ASHRAE 62.1
Lighting	Low-rise	Low-rise
Water Heating	Low-rise	Low-rise
Modeling	CBECC-Res	CBECC-NR

Modeling Differences Matter

- Can someone explain how these per-square-foot EUIs could BOTH be right???

End Use	Standard Design		Proposed Design	
	HR	LR	HR	LR
Space Heating	21.61	21.55	19.25	18.38
Space Cooling	51.35	30.15	31.24	28.80
Fans	62.93	8.24	70.68	9.14
DHW	33.93	31.88	30.90	29.34
Pumps	0.00	0.00	2.59	0.00
Totals	169.82	91.82	160.61	85.66
% Better than Standard			5.4%	6.7%

TDV Energy Use shown as kBtu/ft²yr of Conditioned Floor Area

Are We Giving Designers Useful Information?



The Solution

- A multifamily energy code with requirements that vary by what actually affects performance
 - Structural constraints (e.g., wind & seismic loads)
 - Building tightness and ventilation measures appropriate to residential IAQ needs
 - Lighting measures aligned with actual multifamily LPDs and schedules
 - And...

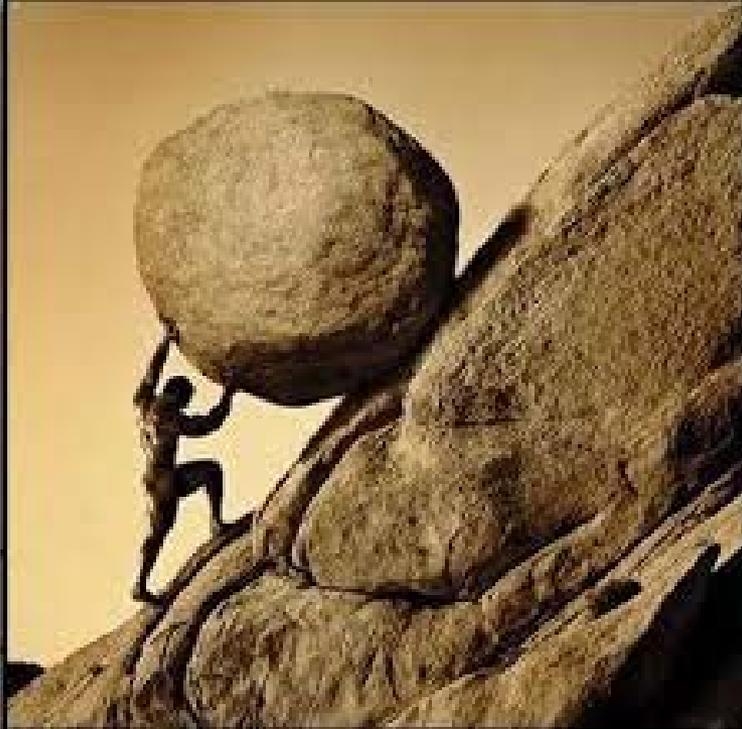
The Solution (continued)

- A building performance analysis tool designed for multifamily buildings that:
 - Includes the kinds of heating and cooling equipment used in MF
 - And that “maps” equipment consistently regardless of number of stories
 - Has consistent metrics where appropriate (e.g., WWW or WFR) regardless of number of stories
 - Has accurate CDHW algorithms

The Path

- Simultaneously work to have ICC adopt a MF IECC section, and to have the California Energy Commission adopt a MF Compliance Manual. ...both in 2016.
- Develop a building performance tool for the MF code.
- Adapt the ICC MF energy code to CA's needs and facilitate adoption in 2019 cycle.
- Update as needed.

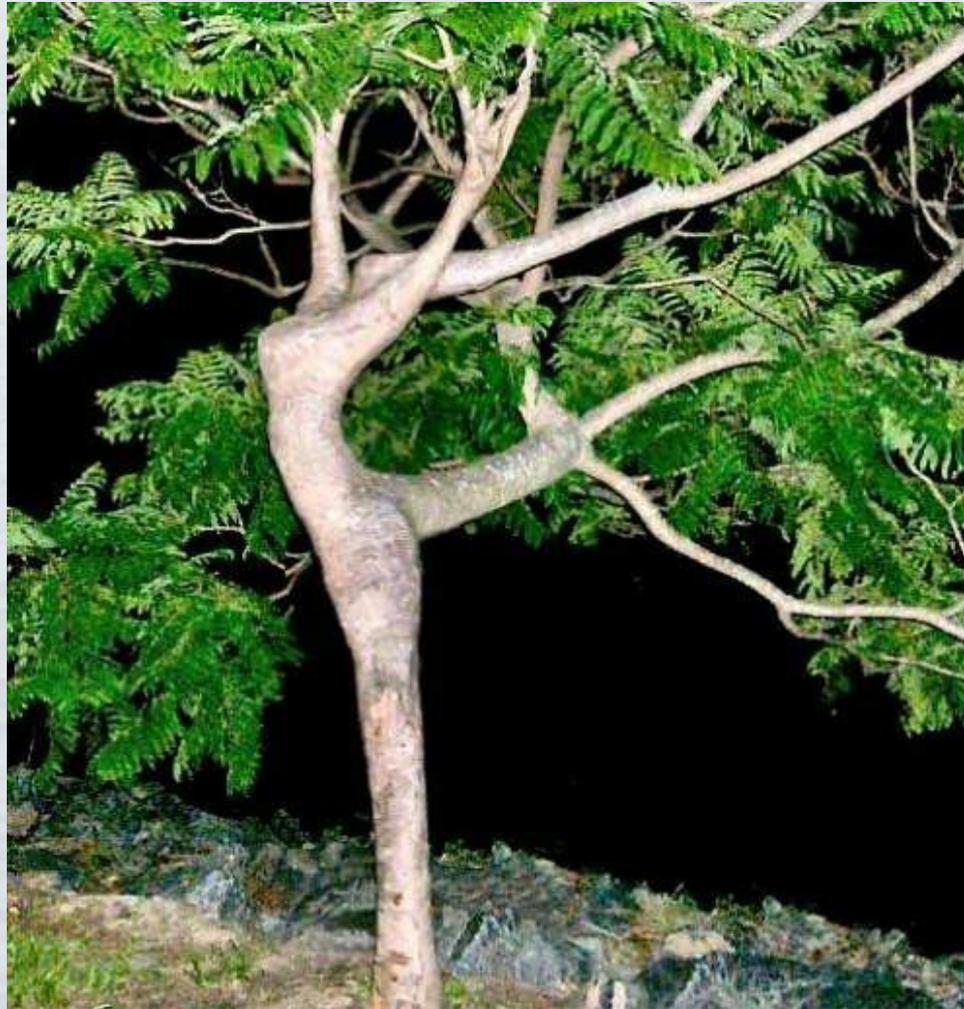
How it Feels at Different Times



Team/Supporters, So Far

- Benningfield Group Inc.
- New Buildings Institute
- PG&E and SCE
- Energy Foundation
- Build It Green, Association for Energy Affordability, Redwood Energy
- California Energy Commission (in principle, though not yet committed)

So, If We Do This Right...



*...even
Nature
will
rejoice!*

Contact Info

Nehemiah Stone

Principal, The Benningfield Group

(916) 221-3110

nehemiah@benningfieldgroup.com

Thanks!

