

# RESNET A Primer

Published by:

Residential Energy Services Network, Inc.  
P.O. Box 4561  
Oceanside, CA 92052-4561  
<http://resnet.us>

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## **About RESNET**

### **What is RESNET?**

The Residential Energy Services Network (RESNET) was founded in 1995 as an independent, non-profit organization to help homeowners reduce the cost of their utility bills by making their homes more energy efficient.

RESNET is a California registered membership, tax exempt, public purpose not-for-profit organization.

As well as developing the HERS Index, RESNET is also responsible for the national training and certification standards for HERS Raters.

RESNET is an American National Standards Institute (ANSI) accredited standard development organization.

To date over 2.7 million home's energy performance have been rated through RESNET's standards.

### **RESNET By-Laws**

RESNET is governed by a set of By-Laws that was adopted by the RESNET membership in March 2012. The By-Laws are posted at [https://www.resnet.us/wp-content/uploads/2017\\_RESNET\\_By\\_Laws\\_6-6-17.pdf](https://www.resnet.us/wp-content/uploads/2017_RESNET_By_Laws_6-6-17.pdf)

### **Services Provided**

RESNET offers a suite of services aimed at improving the home energy performance for new and existing homes.

The legacy product is home energy ratings for new and existing homes. The HERS Index is the industry's standard for measuring and labeling a home's energy performance. Over 244,000 homes are rated and issued a HERS Index Score annually. As well as developing the HERS Index, RESNET is also responsible for the national training and certification standards for Raters. In order to qualify as a certified RESNET rater, home energy professionals must first complete the required rigorous training and testing and then agree to abide by the RESNET Code of Ethics and Standards of Practice.

### **Organizational Culture**

The basic foundation of RESNET's culture is that it is an independent, membership-based organization that promotes market-based initiatives to improve home energy performance in the U.S.

The key values of the organization are:

- **Independent of Governmental Funding** – RESNET is supported through its services, accreditation fees and proceeds from its annual conference. It is not dependent on government grants.
- **Transparency in Decision Making Process** – All of RESNET’s decision making is transparent by postings on its web site as well as direct e-mails and social media. Board meetings are publicly announced and open to the public. All minutes of the RESNET Board are posted on the RESNET web site.
- **Involvement of Industry and Stakeholder Groups** – RESNET offers access to decision making by inclusion of industry representatives on its board of directors, standing committees and task forces.
- **Consensus Based Standards Development** – All amendments to RESNET standards must undergo a public review and comment process. Any one is able to submit a standard amendment online.
- **Lean Staffing and Administrative Overhead** – The enabling of industry and stakeholder involvement in the standing committees and task forces in decision making allows for a lean staff and low administration.
- **Highly Skilled and Dedicated Base of Home Energy Raters** – Certified RESNET raters are represented among the leading professionals of applied building science. RESNET assists in keeping up to date with the latest technologies, best practices and business development opportunities through a national conference and webinars.

## **RESNET Vision Statement**

*A net zero energy residential sector by 2040*

## **RESNET Mission Statement**

*To make the energy use of all homes transparent, thereby driving residential sector energy use toward net zero.*

## **RESNET Goals and Priorities**

**Adopted by RESNET Board of Directors on September 10, 2019**

### **RESNET Goals to Achieve Our Mission:**

- RESNET and HERS® Raters Recognized as the Gold Standard for Measuring and Labeling Home Performance
- Maintain and Enhance Credibility of HERS Index Scores Through Comprehensive

## Quality Assurance Oversight

- Grow Business Development Opportunities for HERS Raters
- Increase Demand for HERS Ratings
- Launch HERS<sub>H2O</sub>® Water Efficiency Rating System

## **2020 RESNET Priorities:**

- Enhance the Transparency of HERS Ratings & Code Compliance
- Maintain and Enhance the RESNET National Registry as a Tool for Quality Assurance & Research
- Maintain the Credibility of HERS Ratings & HERS Raters
- Increase the Accuracy & Consistency of HERS Ratings
- Position HERS Ratings as the Go-to Method for Verification of IECC Compliance to Code Officials & Builders
- Maintain the RESNET Standards of Quality as the Gold Standard for Home Performance
- Maintain the RESNET Web Site – Our Face & Touchstone
- Grow the Demand for HERS Raters' Services through Marketing & Advocacy
- Improve Home Performance via the RESNET Water Efficiency Standard & HERS<sub>H2O</sub> Program Delivery
- Build Cohesion in the HERS Industry through the RESNET Building Performance Conference
- Maintain RESNET Financial & Management Integrity, and Sustainability

## **RESNET Membership Structure**

As a membership based not-for-profit organization, a key strength of RESNET is its members. RESNET has nine categories of membership:

- Accredited Providers (Rating, Rater Training and HERS Software)
- HERS Rating Companies
- Energy Smart Builders
- Contractors
- Suppliers Advisory Board
- Water Efficiency Rating Index Advisory Board

- Appraiser Organizations
- Building Code Official Organizations
- Associate Members

Each membership category elects its representatives to the board.

## RESNET Key Stakeholders

RESNET relies on working with the rating industry, the housing industry and others to further its mission and goals. The relationships with these organizations are critical in creating a market for high performance homes. These relationships are not based on funding but rather on opening the market for trained and certified RESNET professionals.

These stakeholder groups include:

- **Home Energy Raters and Providers** – The over 1,900 certified RESNET raters and over 100 Providers represent the key infrastructure of the organization.
- **Home Building Industry** – Not only are home builders a key end user of rating services but they are critical in marketing the HERS Index Score to consumers. they also play a critical role in advocacy at the local, state and national levels
- **Program Sponsors** – Utilities across the nation rely upon RESNET standards for the testing and certification of a home’s energy performance for residential public benefit programs.
- **Building Code Officials** – Over 300 state and local code jurisdictions have added a HERS Index Score option to their energy code. RESNET and the International Code Council has entered a collaboration to make HERS Raters the go-to option for verification of code compliance.
- **Real Estate Industry** – RESNET has entered into a partnership with the Appraisal Institute to provide the outreach and tools for appraisers to consider a home’s HERS Index score into the appraisal.
- **Utilities** – Utilities across the nation rely on certified RESNET HERS Raters and the HERS Index for their new homes incentive programs.
- **Environmental Protection Agency (EPA)** – EPA’s ENERGY STAR for new homes relies upon certified home energy raters and RESNET quality assurance process as the basis for its program.
- **U.S. Department of Energy (DOE)** – The DOE Near Zero Energy Home Program is an important “proving ground” for the design and construction of near zero energy homes. DOE uses the RESNET HERS Index in measuring the performance of homes participating in the program.
- **Green Home Initiatives** – Led by the USGBC LEED for Homes Program and the NAHB

Green Building Program, green home initiatives are using the RESNET HERS Index to measure points for high energy performance homes.

- **Contractors** – Contractors play a critical role in the construction of high-performance homes.

## **RESNET Business Plan**

In 2004 the board adopted a policy of being self-sufficient on an ongoing basis without relying on government grants or contracts. Through this effort RESNET has been able to meet 100% of its operation through accreditation/membership fees, testing fees and its income through its annual conference.

Currently there are over 1,900 HERS raters in all 50 states that have been certified through RESNET's standards. In 2019 over 244,000 homes in the U.S. were rated and issued a HERS Index Score.

RESNET's economic success is based upon the business success of its raters and Energy Smart Contractors. RESNET's income flow is based upon the number of homes a rating provider rates. The more ratings conducted, the more income RESNET receives. RESNET's fundamental business plan is to continue to grow the rating industry by creating more demand for the services.

## **RESNET Board of Directors**

## **Introduction to the RESNET Board**

The primary responsibilities of the RESNET Board of Directors are:

- Maintain strategic vision of organization
- Fiduciary oversight of organization
- Governance oversight of organization's compliance to the RESNET By-laws, the laws and regulations of the State of California and the IRS rules for (501)c3 organizations

## **Strategic, Fiduciary and Governance Responsibilities of the RESNET Board**

Following are descriptions of the strategic, fiduciary and governance responsibilities of the RESNET Board:

### **Strategic**

The RESNET Board sets the strategic direction of the organization by adopting the RESNET strategic plan and setting annual priorities.

### **Fiduciary**

The board is responsible for the financial health of the organization by setting the annual budget, reviewing of the monthly financial statements and receiving the annual financial compilation and independent financial audit.

### **Governance**

The board responsibilities to maintain governance oversight is as follows:

- Amend Bylaws
- Amend Articles of Incorporation
- Hire and fire Executive Director
- Entering into debt over \$5,000.00
- Disband the Organization

To maintain the board's focus on its strategic, fiduciary and governance responsibilities, the RESNET bylaws and Board policies have delegated the operational authority to the RESNET Executive Committee (elected by the board), the RESNET Executive Director (appointed by the board) and the RESNET Standing Committees (established by the board). This frees the board from being bogged down by day-to-day operational and management issues.

## **Board Meetings**

Due to the geographic diversity and large number of board members, the RESNET Board conducts most of its business by electronic ballots with a regularly scheduled once every two



months teleconference meeting.

The board has two annual face-to-face meetings:

- Spring business meeting
- Fall business meeting

## **Board Electronic Voting Procedures**

The Board has adopted the following procedures for electronic balloting:

- RESNET staff will send ballot and supporting information electronically to board members. A board member has 10 days to vote.
- A board member can vote yes, no or abstain. Abstained votes are counted for quorum purposes. A no vote must include a reason why a negative vote was cast.
- If a member (or members) votes in the negative on an electronic ballot and provides reason(s) for their vote, a reconsideration ballot will be circulated specifying the reason(s) for the negative ballot(s) allowing all member a single opportunity to change their original vote. Members shall be given a minimum of five (5) working days to respond to the reconsideration ballot. If members do not respond to the reconsideration ballot within the allotted time, their original vote shall stand.

## **Board Membership**

The RESNET Board members are representatives of the membership category that elected them.

RESNET Board members have staggered two-year terms and are eligible to run for re-election by their membership category.

Following are the current members of the RESNET Board of Directors:



Jacob Atalla  
KB Home  
Water Efficiency



Jim Amarin  
Appraisal Institute  
Appraiser



David Beam  
Insulate America  
Contractor



Dave Bell  
TopBuild  
Provider



Theil Butner  
Pando Alliance  
Provider



Philip Fairey  
FSEC  
Provider



Matt Gingrich  
Energy Diagnostics  
Rating Company



Emelie Cuppernell  
Glitch  
PSD  
Provider



David Goldstein  
NRDC  
Associate Member



John Hensley  
Building Performance  
Solutions  
Provider



Roy Honican  
Blue Grass Energy  
HERS Rater



Mark Johnson  
International Code Council  
Code Representative



Cy Kilbourn  
Ekotrope  
Provider



Abe Kruger  
SK Collaborative  
Rating Company



Paulette McGhie  
Energy Inspectors  
Provider



Chris McTaggart  
The BER  
Provider



Clayton Morris  
DPIS Engineering  
Provider



Curt Rich  
NAIMA  
Suppliers Advisory Board



Brian Shanks  
Beazer Homes  
Production Builder



Clayton Traylor  
LBA  
Production Builder

## **RESNET Board Executive Committee**

The RESNET By-Laws defines the RESNET Board Executive Committee as being composed of the officers of the board:

- Board President
- Board Vice President
- Board Secretary
- Board Treasurer
- Immediate Past Board President

Board Officer Election takes place at the February Board meeting each year.

The 2018 members of the RESNET Executive Committee were:

- Matt Gingrich, Board President
- John Hensley, Board Vice President
- Philip Fairey, Board Secretary
- Roy Honican, Board Treasurer
- Nancy St. Hilaire, Immediate Past Board President

Board officers have single year terms. The president of the board can only serve two consecutive terms.

The executive committee provides the operational oversight of the RESNET Executive Director and ensures that the annual priorities of the organization are met.

Section 4.02 of The RESNET By-Laws defines the executive committee responsibilities as, “shall possess and may exercise all the powers granted to the Board of Directors, except the power to amend the Articles of Incorporation or Bylaws, approve amendments to the RESNET Standards, approve the annual operating budget, and to in-debt the Corporation in an amount above \$5,000.00.”

Any decision made by the Executive Committee can be overturned by a majority vote of the full Board of Directors at a regularly scheduled or special Board meeting.

Section 6.02 of the RESNET By-Laws provides that, “The Executive Committee shall establish the compensation of the Executive Director.”












The Executive Committee also conducts the annual evaluation of the executive director.

## **RESNET Executive Director**

Section 6.02 of the RESNET By-Laws defines the responsibilities of the RESNET Executive Director as: “conduct the day-to-day business of the Corporation under the direction of the Board of Directors. Such direction shall be provided through the Executive Director’s job description, the Corporation’s budget, and direction provided by the Executive Committee. The Executive Director shall serve as ex-officio, non-voting, member of the Board of Directors and Executive Committee. Consistent with the direction provided by the Board of Directors, the Executive Director may enter into contracts, hire and supervise staff, sign checks and generally communicate on behalf of the Corporation.”

The RESNET Executive Director is Steve Baden.

# RESNET Staff

			
<p>Steve Baden Executive Director sbaden@resnet.us</p>	<p>Emma Bennett Standards Development Administrative Assistant emma@resnet.us</p>	<p>Faye Berriman Accountant fberriman@resnet.us</p>	<p>Valerie Briggs Communications Director valerie@resnet.us</p>
			
<p>Rick Dixon Standards Manager rick@resnet.us</p>	<p>Scott Doyle Technical Director, Quality Assurance &amp; Training scott@resnet.us</p>	<p>Laurel Elam Director of Quality Assurance Administration and Standards laurel@resnet.us</p>	<p>Billy Giblin QA Field Specialist billy@resnet.us</p>
			
<p>Cardice Howard Operations Manager cardice@resnet.us</p>	<p>Neal Kuris Energy Modeling Director</p>	<p>Ryan Meres Programs Director ryan@resnet.us</p>	

## RESNET Standards

A key function of RESNET is to set the standards of quality in building energy performance. RESNET is accredited by the American National Standard Institute (ANSI) as a Standards Development Organization.

RESNET has two sets of standards:

- ANSI Approved National Consensus Standards
- RESNET Non-ANSI Standard “Mortgage Industry National Home Energy Rating Standards

The RESNET Board has adopted procedures for its standard development activities:

- RESNET ANSI Standards Development Policy and Procedures Manual posted at [https://www.resnet.us/wp-content/uploads/archive/resblog/2017/10/RESNET\\_SDO\\_Procedures.pdf](https://www.resnet.us/wp-content/uploads/archive/resblog/2017/10/RESNET_SDO_Procedures.pdf)
- RESNET Non-ANSI Standards Development Policy and Procedures Manual posted at [https://www.resnet.us/wp-content/uploads/Non-ANSIRESNET-Procedures\\_V1.2\\_11.7.19.pdf](https://www.resnet.us/wp-content/uploads/Non-ANSIRESNET-Procedures_V1.2_11.7.19.pdf)

In order to maintain its status as a Standards Development Organization, the RESNET Board of Directors must delegate its standard development activities to a balanced Standard Management Board.

The RESNET Standard Management Board purpose is to oversee the maintenance of the RESNET ANSI and Non-ANSI standards and amending the standards. The chairman of the Standards Management Board is Philip Fairey of the Florida Solar Energy Center. Members are listed at <https://www.resnet.us/about/standards/committees/standards-management-board/>

The RESNET Standard Management Board has established the following Standard Development Committees:

- **Standards Developments Committee 200 Instruction, Assessment and Certification** – The RESNET Standards Development Committee 200 is responsible for oversight of RESNET’s education, training, assessment and certification standards. The members are selected and approved by the Standards Management Board. Sharla Riead of the Accurate Rater Network serves as the committee. Members are listed at: <https://www.resnet.us/about/standards/committees/standards-development-committee-200/>
- **Standards Developments Committee 300 Technical** – This committee is responsible for oversight of the RESNET technical standards, with members selected

and approved by the Standards Management Board. Gayathri Vijayakumar of Steven Winter Associates serves as the committee chairwoman. Members are listed at: <https://www.resnet.us/about/standards/committees/standards-development-committee-300/>

- **Standards Development Committee 900 Quality Assurance** - The RESNET Standards Development Committee 900 is responsible for oversight of RESNET's quality assurance and sampling technical standards. The members are selected and approved by the Standards Management Board. John Hensley of Building Performance Solutions, LLC serves as committee chairman. Members are listed at: <https://www.resnet.us/about/standards/committees/standards-development-committee-900/>
- **Standards Development Committee 1100 Water Rating Index**—The RESNET Standards Development Committee 1100 is responsible for oversight of the RESNET Water Rating Index technical standards. The members are selected and approved by the Standards Management Board. Jacob Atalla of KB Home serves as committee chairman. Members are listed at: <https://www.resnet.us/about/standards/committees/standards-development-committee-1100/>



# RESNET Standing Committees and Task Forces

## RESNET Standing Committees

To better achieve its goal of setting the standards for quality, the RESNET Board of Directors has established standing committees. Each committee's purpose is to provide program policy and implementation recommendations. The chairs of the committees are appointed by the board. Members of committees are volunteers and are appointed by each committee's chairman.

The following are the RESNET standing committees:

- **RESNET Accreditation Committee** - The RESNET Accreditation Committee is responsible for the oversight of RESNET's accreditation application review process and accreditation procedures. Sandy Beck serves as the chairman of the committee. For a listing of committee members click on <https://www.resnet.us/about/standards/committees/accreditation-committee/>
- **RESNET Ethics and Appeals Committee** - The RESNET Ethics and Appeals Committee is responsible for review and determination of quality assurance appeals and ethics violations. Dave Bell is the chairman of the committee. Members are listed at <https://www.resnet.us/about/standards/committees/ethics-and-appeals-committee/>
- **RESNET Software Consistency Committee** - The Software Consistency Committee was formed by the RESNET Board as part of a mechanism by which RESNET can improve consistency of HERS Index scores and modeled energy consumption (based on the RESNET/ICC ANSI Standard 301) among RESNET accredited HERS Rating Software Tools and enhance accreditation testing parameters. Members are listed at: <https://www.resnet.us/about/standards/committees/software-consistency-committee/>

## RESNET Working Groups

RESNET also relies upon temporary working groups aimed at specific subjects identified by the RESNET Board or Executive Committee.

A working group's main responsibilities are to develop initiatives and recommend amendments to RESNET standards.

Working group members include a broad representation of stakeholders of RESNET standards and services.

The current working groups established by the RESNET Board are:

- **Creating New Business Opportunities for HERS Raters While Diversifying RESNET Revenues** - The charter of this working group is to develop a policy recommendation to the RESNET Board on how to create new business opportunities for HERS Raters while diversifying RESNET revenues. The working group will define

what new opportunities exist and how to position raters and RESNET to take advantage of them. John Gillett serves as the chairman of the working group.

- **Dramatically Increasing Demand for HERS Ratings** – The demand for HERS rating has been steady but incremental. Currently over a quarter of new homes are HERS rated. The charter of this working group is to develop a plan to the RESNET Board that will lead to a dramatic increase in the demand for HERS ratings. The chairman of the working group is Clayton Morris of DPIS Engineering.
- **Incorporating When Energy is Used in HERS Index** - The charter of the task force is to develop a policy recommendation to the RESNET Board whether to incorporate when energy is used and/or load flexibility in HERS Index Scores. The chairman of the working group is David Goldstein of the Natural Defense Council.
- **HERS Rater Modeler Designation** - The charter of the working group is to develop a policy recommendation to the RESNET Board to create a designation for HERS rating modelers. is to develop a policy recommendation to the RESNET Board to create a designation for HERS rating modelers. Matt Gingrich of Energy Diagnostics serves as the chairman of the working group.

## **RESNET Suppliers Advisory Board**

Energy efficient and renewable energy product suppliers play a critical role in improving the energy performance of homes. RESNET sees the industry as a key strategic partner. To give suppliers a voice in RESNET and to benefit from the industry's perspective, RESNET has created a RESNET Suppliers Advisory Board.

The purpose of the RESNET Suppliers Advisory Board is to provide an opportunity for suppliers to better understand RESNET; network with other suppliers, customers and HERS raters; and to provide supplier input to the RESNET Board of Directors.

Curt Rich of the North American Insulation Manufacturers Association is the chairman of the RESNET Suppliers Advisory Board.

Curt Rich of the North American Insulation Manufacturers Association The

2020 RESNET Suppliers Advisory Board members are:

APA - The Engineered Wood Association  
April Aire  
Centricity  
CertainTeed Insulation Covestro, LLC  
DuPont Building Innovations Ingersoll Rand  
Johns Manville  
LP Building Products  
North American Insulation Manufacturers Association  
Owens Corning  
Panasonic Eco Solutions  
Quiet Cool Systems  
Retrotec Inc.  
Sunrun

## RESNET Budget

Annually the board approves a budget to fund the organization's operation and services. The following is the 2020 budget:

### 2020 Projected Income

Rater Provider Quality Assurance Fees	\$1,690,000
RESNET Conference	\$450,000
Testing Fees	\$240,000
Rater Provider Accreditation Fees	\$175,000
Suppliers Advisory Board Memberships	\$160,000
All Other Provider Accreditation Fees	\$125,000
Membership Fees	\$75,000
RESNET Registry Income	\$20,000
Interest Income	\$20,000
<b>Total Projected Income</b>	<b>\$2,995,000</b>

### RESNET 2019 Budget

**Payroll -** **\$1,123,000**

Executive Director – Steve Baden  
Deputy Director – Cardice Howard  
Accreditation and Quality Assurance Director—Laurel Elam  
Communications Director – Valerie Briggs  
Program Director – Ryan Meres  
Technical Director, Quality Assurance and Training – Scott Doyle  
Senior Accountant – Faye Berriman  
Field Quality Assurance Specialist—Billy Giblin

**Professional Services** **\$1,166,000**

RESNET Standards Manager  
Energy Modeling Director  
RESNET Conference and Meeting Coordinator  
Database Manager  
Government Relations  
Hosting, Maintenance and Support of Servers  
Registry Support  
RESNET Web Site Maintenance  
Marketing and Advocacy  
Standards Editor

Financial Audit  
Human Relations/Payroll Contractor  
Miscellaneous Contractual Support  
    QA Genie  
    RESNET Test Support  
    General Administrative Support

**Travel**

**\$ 130,000**

**RESNET Conference**

**\$ 310,000**

**Other**

Credit Card Service Fees  
Computer & Software  
Insurance  
Internet Services  
Legal Services  
Meetings  
Miscellaneous Other  
    Dues  
    Licenses  
    Subscriptions  
    Memberships  
    Storage  
Office Expenses  
    Copying and Printing  
    Postage  
    Supplies  
Telecommunication Services  
    Telephones  
    Internet

**Total Budget**

**\$2,888,000**

## **Key RESNET Board Policies**

The board has adopted a set of policies governing board and RESNET staff activities. The policies manual is posted on the RESNET web site at [https://www.resnet.us/wp-content/uploads/RESNET\\_Policies\\_and\\_Procedures.pdf](https://www.resnet.us/wp-content/uploads/RESNET_Policies_and_Procedures.pdf)