



Modular/ Manufactured Home Compliance Requirements

The ENERGY STAR Program requires manufactured homes to be constructed by a certified plant and offers two different options by which modular homes can earn certification. Each pathway has a distinct verification process and oversight organization that is responsible for ensuring that program requirements are met. These oversight organizations are and Systems Building Research Alliance (SBRA) and Residential Energy Services Network (RESNET).

Option 1: Utilize a Plant Certified Under the SBRA Program pathway

- Can be utilized if the manufacturing plant has been certified by SBRA.
- Builder provides contracted Rating Company with home plans, permit, a Site Registration Form, and Manual J Load calculations, along with documentation that the plant is certified.
- Rating Company completes an initial HERS Rating and works with the builder to determine any appropriate upgrades.
- Plant notifies the builder and rater the date at which the Plant's Quality Control staff will perform the pre-drywall inspection.
- Rating Company enrolls the project under NJESH Program at least two days prior to the pre-drywall inspection, uploading required documentation including the Modular/ Manufactured Home Compliance Form.
- Plant's Quality Control staff performs the pre-drywall inspection in the factory.
- Plant submits the SBRA **Quality Assured (QA) label** applied in the plant, and Plant submits report/checklist to the Rating Company.
- Rating Company uploads the pre-drywall report/checklist to the Program within 5 business days
- Builder notifies Rating Company when the modules arrive at the site for scheduling of a mate-line inspection.
- Rating Company completes the final inspection, testing, and applicable checklists.
- Rating Company submits the completed verification paperwork to SBRA, which issues the ENERGY STAR label and certificate for the home.
- Rating Company submits required documentation to the NJESH Program, including the pre-drywall report/checklist from the Plant and the certificate issued by SBRA, as application for incentives.

Option 2: Utilize RESNET pathway

- Can be utilized only for Modular, NOT Manufactured, homes.
- Builder provides contracted Rating Company with home plans, permit, a Site Registration Form, and Manual J load calculations.
- Rating Company completes an initial HERS Rating and works with the builder to determine any appropriate upgrades.
- Builder/Rating Company communicates specific upgrades/requirements for compliance to the plant.
- Plant and builder arrange for HERS- certified rater to complete in-plant pre-drywall inspection. (Note: The individual rater him/herself must be HERS-certified.)
- Rating Company enrolls the project under NJESH Program at least two days prior to pre-drywall inspection, uploading required documentation including the Modular/ Manufactured Home Compliance Form.
- Rating Company uploads the pre-drywall report/checklist to the Program within 5 business days
- Builder notifies Rating Company when the modules arrive at the site for scheduling of a mate-line inspection.
- Rating company completes the final inspection, testing and applicable checklists.
- The completed HERS rating is uploaded to RESNET's Building Registry, and the rater issues the ENERGY STAR label and certificate for the home.
- Rating company submits required documentation to the NJESH Program as application for incentives.