



VA WEATHERIZATION ASSISTANCE PROGRAM

Information Notice 04-2022

TO: ALL WEATHERIZATION SUB-GRANTEES
FROM: NANCY PALMER, HOUSING PROGRAMS MANAGER/*np*
DATE: 11/10/2022
SUBJECT: DHCD Guidance for using the Multifamily Priority List

Overview:

DOE released priority lists based on different climate regions. Virginia DHCD submitted and received DOE's permission to utilize the Moderate Climate Priority List (PL) for Low-Rise Multifamily buildings immediate implementation. The PL is not exhaustive and does not include every measure, which may be cost effective on a site-specific basis. Multifamily buildings must meet the following criteria in order for the PL list to be considered.

1. Building must contain five (5) or more dwellings;
2. Must be wood-framed;
3. No more than 3 stories above grade;
4. Incidental repairs will not exceed 10% of the projects total package of Energy Conservation Measures (ECM) package.

All **Health and Safety (H&S)** measures must be addressed per [Virginia DOE H&S state plan](#), no exceptions.

Measures listed as **MANDATORY** may be skipped if the measure cannot physically be installed, or is not applicable.

- If a non-DOE funding source is installing a mandatory measure, the measure must be installed according to Weatherization guidelines and requirements.
Air sealing exception: (Multifamily PL Only)
- Air sealing can be considered not applicable if the following condition is met;
 1. The unit has an Air Change per hour equal to or less than six (6) ACH50cfm.
- The Air Change per hour calculation must be in the client folder.
- Please note this method is to justify the effectiveness of air sealing dwellings, **not** to skip air sealing or the ASHRAE measures. Balanced ASHRAE systems and other ASHRAE systems that are able to dehumidify incoming air are encouraged in order

to reduce pressure imbalances and additional moisture loads. (Specific to Multifamily PL).

Measures listed as **Optional** may only be installed if all applicable mandatory measures are being installed as well.

If the auditor determines a dwelling unit needs a measure not included on the PL, or if the building does not meet the requirements listed above, a site specific energy audit (HEAT) must be run. **Virginia does not have an approved Multifamily audit tool, so these site specific energy audits runs must be submitted to DOE on a case by case basis.**

Auditing Procedures:

When incorporating the PL, it is important to note that the PL does not remove any established requirement of energy auditing; and all energy audits are to be conducted in accordance with all applicable regulations, standards, and best practices.

Inspection Procedures:

The QCI shall evaluate all installed measures for completeness and ensure all materials are installed in accordance with the applicable Standard Work Specification (SWS). All measurements shall be verified and diagnostic testing conducted (blower door testing, combustion/CAZ, etc...) The Inspector shall note any missed opportunities that are eligible for the PL.

If a measure(s) does not meet the SWS at the time of the final inspection a follow up inspection must occur.

Priority list measures and measure guidance

Low-Rise MF Priority List				
Measure category	Measure designation	Description	Other	Relevant SWS
H&S	Mandatory	Install all applicable Health and Safety (H&S) measures per the DOE approved H&S Plan		
Baseload Lighting	Mandatory	Light Emitting Diode (LED) lighting replacement of all existing screw-based incandescent, halogen or compact fluorescent (CFL) lighting when used for a minimum of 1 hour per day.		SWS 7.0103.1
Air sealing	Mandatory	Seal the exterior pressure boundary surfaces at all locations including but not limited to: attic top plates, ceiling/wall/floor bypasses, penetrations and holes; sill box to floor intersection if on an unconditioned crawlspace or basement, or the entire sill box if conditioned foundation.		SWS 3.01
Duct sealing	Mandatory	Seal all accessible ducts located outside the thermal boundary.		SWS 5.0106
Duct Insulation	Mandatory	Insulate all accessible uninsulated ducts located outside the thermal boundary to R8 or R12 (if exposed to the exterior or outdoor elements)		SWS 5.0107.1
Attic Insulation	Mandatory	Insulate all accessible attics to R49 or to capacity, if less		SWS 4.0103
Wall insulation	Mandatory	where the total gross area of any uninsulated exterior wall is >10%, insulate the missing areas to capacity with dense pack insulation		SWS 4.0202.1
Floor Insulation	Mandatory	Insulate all uninsulated floors over unconditioned foundations to R30, or to full joist capacity, if less. Must include a complete ground moisture barrier over any exposed dirt floors		SWS 4.03 and 2.0202

General Heat Waste (up to \$250 per home DOE WAP funds)	Optional	Faucet aerators (≤ 2.2 GPM)		SWS 7.0201.1
		Showerhead (≤ 2.5 GPM) -		SWS 7.0201.1
		Domestic Water Heater (DWH) tank insulation (R-10 minimum)		SWS 7.0301.2
		DWH pipe insulation (6' of both hot and cold-water lines nearest the DWH, and any accessible hot water lines beyond that to R-3)		SWS 7.0301.1
Baseload Appliances	Optional	Replace up to (1) refrigerator per home, with a label rating of less than 400kWh/yr and maximum installed cost of \$850 per unit when the existing refrigerator	Was manufactured before 2001, OR Uses >1000 kWh/yr based upon energy use metering or industry accepted resource	SWS 7.0101.1
Baseload Lighting	Optional	LED lighting replacement of fluorescent tube lighting		SWS 7.0103.1
Heating and Cooling	Optional	Primary Heating and Air-Conditioning System Replacements		
		Replace existing ducted electric resistance forced air furnace and air conditioning combination with a heat pump of minimum 15/SEER & 9/HSPF which must include an EC air handler motor		SWS 5.0108
		Replace existing combination of non-ducted fixed electric resistance heat (e.g., electric baseboard, and PTAC units), and non-ducted air conditioning (i.e., window or room A/C, including PTAC) with a minimum 19/SEER & 10/HSPF mini-split heat pump system		SWS 5.0108

		Replace existing ducted heat pump system that is manufactured before 2006 with a minimum 15/SEER & 9/HSPF heat pump which must include an EC air handler motor		SWS 5.0108
		Replace existing window A/C manufactured before 2014 with a minimum 12 CEER or higher unit of the same or lesser BTU capacity		SWS 5.0108
		If the home has any other existing combination of heating/cooling systems other than as described above, then an energy model may be run that assumes all of the mandatory measures above are completed to determine if an alternative heating/cooling system replacement is cost effective for this specific building.		