

## The HOME STAR Initiative to Retrofit America's Housing for Good Jobs and Energy Efficiency

### **Overview:**

HOME STAR is proposed new legislation to create jobs in existing industries by providing strong short-term incentives for energy efficiency improvements in residential buildings. The program will move quickly, with a minimum of red tape, and will act as a bridge to long-term market development of existing industries. This initiative establishes a \$6 billion rebate program to encourage immediate investment in energy-efficient appliances, building mechanical systems and insulation, and whole-home energy efficiency retrofits. HOME STAR will rapidly create jobs in both construction and manufacturing, while saving families money on their energy bills. It will build on current state programs and existing industry capacity for performing both retrofits and quality assurance, using federal standards and incentives as a common platform to lower program costs and increase consumer awareness.

Strong consumer incentives to drive market demand, combined with meaningful standards and incentives to ensure model business practices for installing efficiency measures and verifying energy savings, will ensure that the growing energy efficiency retrofit industry produces ongoing and measurable energy savings while putting Americans back to work in long-term jobs.

### **Consumer Incentives:**

HOME STAR provides two types of consumer incentives:

1. The **SILVER STAR *prescriptive path*** provides a near-term incentive for specific energy saving investments that is simple to administer and easily introduced into the existing marketplace. Homeowners receive between \$1,000 and \$1,500 for each measure installed in the home, or \$250 per appliance, with a benefit not exceeding \$4,000 or at least 50% of total project costs (whichever is less). Covered measures include air sealing; attic, wall, and crawl space insulation; duct sealing or replacement; and replacement of existing windows and doors, furnaces, air conditioners, heat pumps, water heaters and appliances with high-efficiency models. The legislation will utilize existing standards for qualifying products at a level sufficient to significantly increase consumer demand for highly energy efficient building materials and mechanical systems. SILVER STAR improvements may be implemented by any appropriately licensed and insured contractor, but all participating contractors will receive information about opportunities for accreditation and training programs.
2. The **GOLD STAR *performance path*** offers an incentive to households that choose to conduct a comprehensive energy audit and then implement a variety of measures that are designed together to provide greater total returns in energy savings. This performance path represents the future of home efficiency: state-of-the-art building science is used to identify problems, present solutions and deliver verifiable energy savings, generating confidence among homeowners and investors alike. This technology-neutral approach is based on performance, not specific products, so market forces will direct funds to solutions that achieve the best results. A certified professional with accreditation from the Building Performance Institute (BPI), the Residential Energy Services Network (RESNET) or an approved equivalent conducts an energy audit before work begins, and a test-out when the performance retrofit is complete. Consumers receive \$4,000 for modeled savings of 20%, plus an additional \$1,500 incentive for each additional 5% of modeled energy savings, with incentives not to exceed 50% of project costs. Contractors implementing the GOLD STAR performance path must be BPI accredited.

## **Key Provisions:**

**Administrative Process:** The HOME STAR program must meet several overarching goals. To be successful, HOME STAR must rapidly put construction workers back to work as well as create good, living-wage jobs for American workers; generate a minimum of new government bureaucracy; provide clear lines of authority; and offer a transparent process for all participants.

HOME STAR is not dependent on whether authority rests with a particular federal agency, rather authority could reside within a number of federal agencies without compromising the program goals. The federal government must, however, provide uniform guidance to establish consistent baseline resources and procedures for all states. States will take the lead in overseeing quality assurance programs and coordinating with existing programs to avoid duplication. The ultimate implementation of this program will be driven by market transactions and as such the program will set aside administrative funds to drive consumer awareness.

HOME STAR will provide a rebate to consumers, which can be assigned to another party including the manufacturer, distributor, retailer, or contractor who completes the work. This rebate can be credited to consumers at multiple points in the transaction process including at the point of sale or point of completion of the job. Rebate checks can be issued either by the federal government, through existing state energy programs, or some combination of these entities based on infrastructure capability. In any case, administrative procedures must be designed for speed and efficiency, to roll out the program rapidly and effectively and to provide timely payments.

**Quality Assurance:** The program establishes a robust system of post-project-completion quality assurance to ensure quality installations adhering to technical standards and to provide accountability, protecting against waste, fraud and abuse. This system establishes industry performance standards, ensures that a portion of all jobs are inspected by credentialed professionals, and offers an additional incentive to contractors that invest in a trained and certified workforce.

Contractors can enroll in the program by registering and presenting proof of licensing and insurance to a quality assurance provider through BPI, RESNET, or a provider designated by the state quality assurance plans. Homeowners may be contacted by a quality assurance provider for a field inspection after job completion to make sure that work was done according to standards and as contracted. Each homeowner will have the right both to request, or to choose not to receive, a home field inspection. The program will guarantee minimum inspection rates sufficient to assure quality work and provide accountability for contractors.

Quality assurance programs managed at the state level will maintain lists of qualified inspectors, facilitate access to training and certification programs (including outreach to low-income workers and minority contractors), coordinate with existing state and local efficiency programs, and develop systems for monitoring and enforcement. To provide for the long-term sustainability of this new and growing market, states will work with the Department of Energy to bring their quality assurance oversight up to a common national standard.

For GOLD STAR projects, contractors must submit a job completion checklist and work scope for each project, along with testing data, before the incentive is disbursed. SILVER STAR contractors are only required to submit a job completion checklist. For both the GOLD STAR and SILVER STAR programs, field quality assurance is conducted within 30 days on a sample of jobs to verify quality installation.

Quality Assurance requirements in HOME STAR will involve a simple paperwork review in approving individual rebates, in addition HOME STAR will provide a minimum baseline protocol for field inspection that is sufficiently rigorous to ensure high quality installation and appropriate consumer protection. In all cases reduced inspection rates will be offered for contractors employing a trained and certified workforce.

**Program Costs:** To achieve rapid near-term job creation, \$6 billion should be allocated to HOME STAR during the first year, \$3 billion of which should be set aside for GOLD STAR incentives. While HOME STAR is envisioned as a time limited program, the GOLD STAR path should be continued beyond the first year as a bridge to permanent residential energy efficiency programs established by existing federal energy and climate legislation outlined below.

**Legislative and Administrative Precedents:** HOME STAR is endorsed by the President's Economic Recovery Advisory Board (PERAB). This proposal is based on the Retrofit for Energy and Environmental Performance (REEP) legislation that is included in the American Clean Energy and Security (ACES) Act passed by the House of Representatives, and in the Building Efficiency title of American Clean Energy Leadership Act (ACELA) reported out by the Senate Energy and Natural Resources Committee. Additional measures are drawn from leading state and local programs. This program also builds on investments made in the American Recovery and Reinvestment Act (ARRA), and on executive actions taken as a result of the Vice President's Recovery through Retrofit program.

The HOME STAR initiative will be significantly enhanced by proposed financing tools to reduce the upfront cost burden faced by homeowners for residential retrofit projects.

The establishment of additional incentives to cover commercial and industrial property would also be very valuable components of any legislation designed to create jobs through improved energy efficiency.

**Coalition Support:** HOME STAR builds on existing policies and initiatives that have already demonstrated effectiveness and won widespread support from construction contractors, building products and mechanical manufacturers, retail sales businesses, environmental and energy efficiency groups and labor advocates. Organizations and businesses endorsing the HOME STAR approach include the following.

**HOME STAR COALITION SUPPORTERS INCLUDE:**

ACEEE  
AFC First Financial Corp.  
Air-Conditioning, Heating, and Refrigeration Institute (AHRI)  
Alliance to Save Energy  
Andersen Corporation  
BASF The Chemical Company  
Blue Green Alliance  
Center for American Progress Action Fund  
CertainTeed Corporation  
Change to Win  
Conservation Services Group (CSG)  
The Dow Chemical Company  
EcoBroker International  
Efficiency First  
Energy Federation, Inc  
ENE (Environment Northeast)  
Environment America  
GE Appliances & Lighting  
Green For All  
GreenHomes America  
Green Home Solutions by Grupe  
The Home Depot  
Knauf Insulation  
The Linc Group  
Laborers International Union of North America (LiUNA)  
Lowe's Companies, Inc.  
Masco  
Masco Home Services  
National Association of State Energy Officials (NASEO)  
North American Insulation Manufacturers Association (NAIMA)  
Northeast Energy Efficiency Council (NEEC )  
Natural Resources Defense Council (NRDC)  
Owens Corning  
The Polyisocyanurate Insulation Manufacturers Association (PIMA)  
Recurve (formerly Sustainable Spaces)  
Renewable Funding LLC  
Serious Materials  
Sierra Club  
Simonton Windows and Therma Tru Doors - Fortune Brands Companies  
Standard Renewable Energy  
U.S. Green Building Council (USGBC)

**ADDITIONAL HOME STAR COALITION SUPPORTERS:**

*Below is a list of companies and organizations in over 40 states that have registered their support for HOME STAR legislation.*

5 Star Performance Insulation	BP Energy Solutions LLC
A1A Home Energy Rating	Breathe-Rite Air
A1Certified Home Inspections	Breathe-Rite Air
Abaris Realty	BrightHome
Able Home Performance	Brower Mechanical Inc
AC Mechanical	Build With Vision
Accu Air	The Building Doctors
ACME Home Performance	Building Energy Experts
Action Now	Building Performance Group
Adena Energy and Environmental Consulting	Building Performance Services LLC
Advanced Building Analysis, LLC	Building Performance Solutions, Inc.
Advanced Energy Solutions	Building Science Academy
Advanced Home Analysts	Building Science Solutions
Advanced Home Performance	CA Center for Sustainable Energy
Affordable Solar Hot Water and Power LLC	The CAD House
Air-Tite Home Products	Cal Green Lending
Alert Residential Inspection, PLLc	California Building Performance Contractors Association
Allen Associates	Capitol Energy Consultants, Inc
Alternative Building Center	Carolina Home Energy LLC
American Air Purification	Castellana Homes, Inc.
American Green Homes	CastleRock Technology, Inc.
American Western Of Arizona L.L.C.	Certified Energy Consulting
Amicus Consulting Services	Certified Energy Raters LLC
Andersen Windows	Certified Energy Ratings, Inc.
Annadel Building Solutions LLC	CFM Equipment Distributors
AppleBlossom Insulators Inc.	CGE Solutions, Inc
Applied Ecologics	Chicago Energy Consultants
Applied Performance Technologies, Inc; dba:	Chris Cone Consulting
Residential Energy Solutions	Chris Donatelli Builders inc.
Ardent360, LLC	Cincinnati Energy Solutions LLC
Area Spray Foam	City of Glendale
Artemis Natural Homes Inc.	CleanEdison
ASERusa	Comfort Climate Control
Ashton Thermal, LLC	Comfortable Efficiency
ATS Engineering	Comfy House
Bank of America Home Loans	Community Environmental Council
Batt + Lear, Inc.	Con-Com-T Inc.
Baxter retrofit	Conservation Pros, LLC
Benchmark construction	ConservEnergy Diagnostics
Berkley Energy	Cozy Home Performance
BEST GREEN ENERGY SOLUTIONS, INC	Craig Thompson Contracting
Bestech Energy Systems	Conservation Services Group (CSG)
Beutler Corp	The Cypress Group Limited
BOB the INSPECTOR, Inc.	Danielsen Construction & Energy Management
Boggs Inspection Services	David Cunningham Electric
Bonney Plumbing, Inc.	Davis Energy Group
Bovio Advanced Comfort & Energy Solutions	

Dharma Builders  
Diverse Energy Concepts, Inc.  
DMD Mechanical Inc.  
DPIS Engineering  
Dr. Project  
Dream Builders General Contractors  
Dundon Insulation, Inc.  
DwellGreen, LLC  
DwellTek  
E3 Innovate  
Earth ANd Sky Energy, LLC  
Earth Homes  
EarthSTEPS. LLC  
Eco Haven Systems  
Ecobeco LLC  
Ecocentric Energy Solutions, LLC  
EcoEarthEnergy, Inc.  
ECOFAB  
EcoHouse  
ECONTC  
EcoSmart Homes  
EDGE Energy  
Efficiency First, LLC  
Efficient Building Solutions  
Efficient Energy Solutions, LLC  
Efficient NRG Consultants  
Electric & Gas Industries Association  
ELM3NTS  
Energetechs  
Energtech  
Energy Audits Unlimited  
Energy Beyond Design Inc.  
Energy Check by Shelter Alternatives, Inc.  
Energy Circle  
Energy Conservation Organization  
Energy Conservation Training Company  
Energy Construction LLC  
Energy Detective Agency  
Energy Driven Solutions, Inc.  
Energy Efficiency Associates, LLC  
Energy Efficiency Management, Inc.  
Energy Efficient Home Professionals  
Energy Efficient Spaces  
Energy Impacts  
Energy Masters  
Energy Metrics  
Energy Pros of Ohio, LLC  
Energy Savers  
Energy Services Group  
Energy Smart Solutions  
Energy Solutions Unlimited

Energy-Able  
EnergyPRZ, LLC  
EnerPath Services, Inc.  
Envirovolution  
Environment, Safety and Health, LLC  
EON U.S.  
Equilibrium Energy + Design  
Evergreen Home Performance LLC  
Evergreen Homes  
The Fine Art Café  
Five Star Energy Corp.  
Florida Home-improvement Associates  
Fluid Market Strategies  
Fluke Corporation - Fluke Thermography  
Fort Collins Utilities  
Free Lighting Corporation  
Frostbusters & Coolth Co.  
Gary Bazzett, Builder  
General Millwork Supply, Inc.  
Generational Energy  
Get Green Remodeling, Inc  
Green Build Technology, LLC  
GHI Green Horizons Innovators  
Gilleran Energy Management  
Glen Oaks Community College  
Greater Cincinnati Energy Alliance  
Green Building Solutions  
Green Building Solutions, Inc.  
Green Dream Group, LLC  
Green House  
Green Job Training Center  
Green Jobs Alliance  
Green Key Real Estate  
Green Savers USA  
Green Star Energy  
Green Summit Consulting  
Greenalysis  
GreenBuilt  
GreenCalcs for Sustainable Building, LLC  
GreenChoice  
GreenEc  
Greener U Consulting, LLC  
GreenHome 5  
Greening Homes  
Greenovation  
Greensleeves Inc.  
The Greensulators, Inc.  
Greenworksjobcorps  
Gregory G Young Photography  
Gutierrez Construction Unlimited  
GWSSI

H.E.L.P. Group, Inc.  
 Habitat for Humanity Detroit  
 Habitat For Living  
 Habitat Home Energy Specialist  
 Highlands Energy Consulting  
 Hinc. Contractors  
 Hoggard Construction  
 Home Ec Home Performance, Inc.  
 Home Energy Magazine  
 Home Energy Matters, Inc.  
 Home Energy Rating Services, Inc.  
 Home Energy Retrofit  
 Home Energy Solutions LLC  
 Home Energy Team  
 Home Energy Team KC  
 Home Energy Techs  
 Home Performance Contractors  
 Home Performance Inc.  
 Home Performance Solutions, LLC  
 Home Performance Washington  
 Home Visions West  
 HomeCheck  
 HomeFree Energy  
 HomePerformance  
 House 2 Home Services, Inc.  
 House Fixers  
 Husker NRG Auditors  
 Hybrid Home Performance  
 Icarus Green Energy Solutions  
 ICF International  
 Innovative Energy Technologies  
 Insulate America  
 Intelligent Energy Management LLC  
 IR Services, LLC  
 J Schwartz, LLC  
 K & J Contracting  
 Kansas Institute  
 Key Green Energy Solutions  
 Kinetik Energy Solutions, Inc.  
 L.A. Robbins & Associates  
 Land and Homes Consultants  
 Laney College  
 Legacy Builders  
 Lightly Treading  
 Living Green Homes  
 Local Energy Alliance Program  
 LW Reedy Real Estate  
 Mason Dixon Home Inspection Services, Inc.  
 Master Remodelers, Inc.  
 Meadowlark Builders  
 MHC  
 Michigan Energy Audits, LLC.  
 Michigan Energy Savings  
 Minnick's  
 Moore Better Building Consulting  
 Mosburg Heating & Air  
 Move In Ready, LLC  
 NanEngineering  
 Nautical Resource, Inc  
 NC Energy Partners  
 New Leaf America  
 North Sound Energy Remodel  
 NorthBay Energy Services, Inc.  
 Northwest Green Mechanical  
 Home Energy Solutions of Maine  
 On Earth Energy Group LLC  
 Optimum Energy LLC  
 Oracle Corp.  
 Park Mechanical  
 Peaks & Vistas  
 Pendrey Consulting  
 Performance Systems Development  
 Perry Electric & HVAC  
 Pinnacle Homes  
 Positive Energy, Inc.  
 PowerDown  
 Powersmith  
 Prairie Insulation and Energy Services  
 Precision Built Homes Corp  
 Princeton Air  
 Priority Energy Planning  
 ProCraft Inspection Services  
 Progressive Foam Technologies, Inc.  
 PSFI Energy  
 Pure Eco Environmental Solutions  
 R and R Heating & A/C  
 Rager Energy Consulting LLC  
 REAS, Inc.  
 Reclaimed Energy, Inc.  
 Reder Construction  
 Regal Services  
 ReGroup  
 REhabitat  
 Reliable Raters  
 Remodel and Repair Solutions  
 Renewal System Solutions  
 Residential Energy Professionals, LLC  
 Residential Science Resources, LLC  
 Revolution Green Power  
 Rising Design & Construction  
 Rising Sun Energy Center  
 RMC EnergyWise Homes

The Roofing Company  
S. Robert August & Company, Inc.  
sageHaus Inc.  
Salamander Unlimited  
San Gabriel Insulation  
San Joaquin Valley Construction Management  
Group  
SaveGreenUSA  
Schaafsma Heating & Cooling  
SENCON  
Sennergy Solutions  
Sensible Energy Solutions  
The Shampoo Horn, LLC  
Shenandoah Estates  
Sierra Building Performance  
Sierra Pacific Home and Comfort  
Small Step Energy Solutions, LLC  
Smart Energy Solutions  
Snug Planet LLC  
Solar Smart Living, LLC  
Sol-Tek Industries  
Somerville Climate Action  
SOS Consulting  
Sound Home Performance  
South West Landscape LLC  
Southern Contracting  
SRE  
Structured Energies, LLC  
Structures NW  
Studio Nuevo  
Summit Energy Solutions, LLC  
Sunkist Plumbing and Solar  
sunny day homes inc  
Sunrise Energy Management LLC  
Sustainable Building LLC  
Sustainable Building Performance Inc.  
Sustainable Design

Sustainable Energy Group  
Sustainable Environmental Services  
Sustainable Ideas Consulting  
Sustainable Improvements  
Sustainable Interiors  
Sustainable Solutions, LLC  
Sustainably Built  
Sylvan Energy Consulting  
SynerGreen  
Synergy Homebuyer Service  
Taylor Home Energy  
Tekton Inc.  
TerraLogos Energy Group  
Thermmo-Tek Ltd.  
ThermoCat Inc.  
Thomas Dostal Developers Inc.  
Tidewater Service  
TruTech Tools, LTD  
USA Tyger Industries, Inc.  
Utah Solar & Alternative Energy  
Valley Energy Foundation  
Veritas Building Consultants, LLC  
Visible Energy, Inc.  
W. E. Brown, Inc.  
Walker Interior Remodeling, Inc.  
WarmTech Solutions  
Waterplanet Alliance  
Wattzy  
Wesson Energy, Inc.  
Whitehead Enterprises  
Williams Energy Efficiency  
Window Fix  
Wise Energy Audits  
WiseEyes Home & Property Inspections Inc.  
Wolfworks Inc.  
Zero Impact Architecture