

# TREAT Multi-Family Audit Approval Request

## 04/20/2022

**Audit name:** TREAT 3.4.6.4

**Date of last update:** December 20, 2017

**Type of multi-family:** Mostly low-rise Four-plex, individually heated and cooled

**Location of application:** All of New Mexico, mostly in metropolitan areas

### ***Measures Considered***

The NM EnergySmart Program has identified both common and uncommon measures that are installed for multi-family housing. The list shown within *Attachment A* has all of the weatherization measures that are enabled for the audit tool we propose to use. Average labor and materials costs have been updated and are included along with the lifetime expectancy of each measure.

### ***Sample Audits***

Included with this request are ten audits that represent the types of multi-family projects that are typically encountered in New Mexico. Each structure type has a separate audit with its own input data, assumptions, field data collection forms, entered data, and recommended measures. In addition to total job cost and overall SIR, the improvement packages include measure cost, first year savings, and SIR for each individual measure. Incidental repairs are listed as line with an NC in the column where an SIR should be.

### ***Audit Procedures and Field Protocols***

The multifamily energy auditors follow a general method of procedures that may change depending on the floor plans, heating systems, suspected unit connectivity, inner or outer entrances, baseload contributors, and health and safety issues.

*Attachment B* contains a description of the routine energy audit procedures, diagnostic testing, and other methods. *Attachment C* is the approved air sealing procedures that are for temporary use to prevent the spread of Covid.

### ***Weatherization Materials Installed***

Both of the Subrecipients for the NM EnergySmart Program have been trained to only use weatherization materials that either meet or exceed the qualifications listed in **Appendix A of 10 CFR 40 for all housing types.**

### ***General Heat Waste Reduction Lists***

The EnergySmart team in NM does not use general heat waste items that are not justified by an energy audit. The rare circumstance that prescribed air sealing will be needed in the event units are connected will only include air sealing measures such as weather-stripping and caulking.

### **Health and Safety**

All of the NM EnergySmart Program's Quality Control Inspectors, energy auditors, crew leaders, HVAC technicians, and program managers are well versed in our State Health and Safety Plan and participate annually in updating the plan. If a situation is present where it is necessary to not follow the guidelines from within the Health and Safety Plan, it is required that the agency contact MFA for guidance.

All health and safety concerns, issues, and selected areas are communicated to the management and tenants as client education.

### **Client Education**

This process starts prior to any site visits and includes engaging the clients and/or property management/maintenance in each of the assessment energy audit stages. The team understands who to include at each stage. The checklist at the end of the field notes within each audit outlines the required education obtained from the old version of the SWS for building staff and occupants. In addition to this list, the agency is responsible for assuring each occupant receives, "A Citizen's Guide to Radon", and has signed as informed consent.

### **Measure Lifespans**

All the measures within the models have been checked against WPN 19-4 for the appropriate lifespans. Attic insulation is modeled at 30 years. We are requesting approval to use this lifespan for attic, wall, and floor insulation measures. Furnace replacement is listed and modeled as 20 years. We are also requesting approval to use that allowable default as a lifespan.

