WHAT is HERS?
HERS = Home energy rating system

HERS is the most well known and nationally recognized energy rating system for residential construction builders. It was established in 2006 by Residential Energy Services Network (RESNET).

How it works
A rating of 100 is referred to as the HERS Reference Home baseline and is based on the 2006 International Energy Conservation Code (IECC). The lower the score the more efficient the home.

A home with a HERS Index of 70 uses 30% less energy than a code-minimum home of the same size and shape.

A certified RESNET Home Energy Rater determines a home energy rating.

Today, most new houses score lower than the established baseline due to states adopting a more recent version of the IECC.

HERS Index by state

Variables included in an energy rating

- Attics, foundations and crawlspace
- Ceilings and roofs
- Lighting
- Vents and ductwork
- Appliances
- HVAC systems
- Windows and doors
- Water heater systems
- Thermostat
- All exterior walls (both above and below grade)

HERS allows for higher weighting for HVAC systems in climate zones with greater cooling/heating needs. Refer to the HERS Index zone map.

Energy Rating Benefits

1. A more energy efficient home means more energy savings
2. Provides more accurate cost of home ownership (value of home plus the costs to operate your home)
3. Helps with higher resale value and improves home comfort

Energy Rating Benefits

What should you do?

If you are buying a home access the HERS database to find rated homes. States with the lowest average HERS Index Scores include:

- Hawaii
- Maine
- Minnesota
- Montana
- Nebraska

If you are building a home find a RESNET Energy Smart Builder and ask your builder about the home’s HERS score and ways you can lower the score with energy efficient products.

If you are selling a home consider a few energy efficient upgrades to your home and consider getting a Home Energy Score (an alternative to a HERS index score and more common for existing homes).

Current homes rated with a HERS score to date

- 2,000,000+
- 2016 average HERS score

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source: Data analysis conducted by PNNL comparing current federal minimum requirement HVAC and HP to high efficiency equipment.

While precautions have been taken to ensure accuracy, customer must confirm suitability for its application. Results may vary.

HERS® Index

- More Energy
- Less Energy
- Baseline Home

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