

Green Rental Housing Regulations
Regulation Additions to Chapter 105, Sections 8:533 through 8:540 of
the Code of the City of Ann Arbor (Green Rental Housing Ordinance)
2025 Edition

R.1 Rental Energy Efficiency Requirements

At the time of the periodic rental housing inspection required by City Code Chapter 105 Section 8:511, a Dwelling or Dwelling Unit must achieve Asset Rating compliance through one of the following two pathways:

- (1) *Home Energy Rating System Pathway:* A Dwelling or Dwelling Unit must undergo a Home Energy Rating System assessment by a certified Home Energy Rater and achieve a maximum Home Energy Rating System Score¹ of 110; or
- (2) *Checklist Pathway:* A Dwelling or Dwelling Unit must achieve a minimum Energy Efficiency Score by complying with any combination of items to earn points on the Green Rental Housing Checklist. For Compliance Period 1, the minimum Energy Efficiency Score is 70. For Compliance Period 2, the minimum Energy Efficiency Score is 110.

R.2 Home Energy Rating System Pathway to Asset Rating Compliance

(1) The Requirement. Prior to the periodic rental housing inspection required by City Code Chapter 105, Section 8:511, a Dwelling or Dwelling Unit must undergo a Home Energy Rating System assessment by a certified Home Energy Rater and achieve a Home Energy Rating System Score of 110 or below. For multiunit properties, RESNET sampling methodology is accepted.

(2) Submission of Home Energy Rating System Score. By the time of the periodic rental housing inspection required by City Code Chapter 105, Section 8:511, the Agent or Owner of a Dwelling or Dwelling Unit must submit the Dwelling or Dwelling Unit's Home Energy Rating System Score to the City's Rental Housing Services.

R.3 Checklist Pathway to Asset Rating Compliance

(1) The Requirement. Prior to the periodic rental housing inspection required by City Code Chapter 105, Section 8:511, a Dwelling or Dwelling Unit must achieve a minimum Energy

¹ The Home Energy Rating System scores homes based on their energy performance, with zero (0) being the most energy efficient and 150 being the least energy efficient. The higher a home scores on the Home Energy Rating System Index, the less energy efficient the home is. Thus, the Green Rental Housing Ordinance requires that a Dwelling or Dwelling Unit score 110 or below on the Home Energy Rating System Index to achieve compliance via the Home Energy Rating System Pathway.

Efficiency Score by complying with any combination of items from the Green Rental Housing Checklist. For multiunit properties, sampling is accepted.

(a) Properties pursuing sampling must get an Asset Rating for seven units. If all units score within 10% of each other and receive the minimum energy efficiency score in R.3(2), every one in seven units may be assessed for the rest of the building, provided all scores stay within 10% of each other and receive the minimum energy efficiency score in R.3(2).

(2) Minimum Energy Efficiency Score and Timing. The required score for each compliance period is the minimum number of points that a Dwelling or Dwelling Unit must achieve out of a possible 300 points.

(a) *Compliance Period 1:* For periodic rental housing inspections at least six (6) months and less than three (3) years after the Effective Date of the Green Rental Housing Ordinance, Dwellings and Dwelling Units using the Checklist Pathway must achieve an Energy Efficiency Score of at least 70 points on the Green Rental Housing Checklist.

(b) *Compliance Period 2:* For periodic rental housing inspections three (3) years or more after the Effective Date of the Green Rental Housing Ordinance, Dwellings and Dwelling Units using the Checklist Pathway must achieve an Energy Efficiency Score of at least 110 points on the Green Rental Housing Checklist.

(3) Green Rental Housing Checklist. The Green Rental Housing Checklist applicable to Dwellings or Dwelling Units using the Checklist Pathway is attached as **Exhibit A** to these Regulations.

(4) Attestation of Score. Prior to the periodic rental housing inspection required by City Code Chapter 105, Section 8:511, the Agent or Owner for a Dwelling or Dwelling Unit using the Checklist Pathway must submit a testament to the City's Rental Housing Services that the Dwelling or Dwelling Unit has achieved the applicable minimum Energy Efficiency Score. The testament form is attached as **Exhibit B** to these Regulations.

(5) Checklist Items to Achieve a Minimum Energy Efficiency Score. The criteria that must be met to achieve the available points for each item on the Green Rental Housing Checklist is set forth below. A Dwelling or Dwelling Unit is not required to meet the criteria for all items on the Green Rental Housing Checklist, but is required to meet the criteria for enough items to earn the minimum number of points required for the applicable compliance period. Owners and/or Agents may choose to comply with any combination of items for the Dwelling or Dwelling Unit to achieve the applicable minimum Energy Efficiency Score.

(a) Planning

(i) Complete an Energy Assessment (4 points):

- Any verified Energy Assessment can be used for completion, and the results of the assessment should be shown to achieve compliance.
- If the Energy Assessment provides a score, the Dwelling or Dwelling Unit need not achieve any minimum score to receive the available points.
- Examples of a qualifying Energy Assessment include but are not limited to: Ann Arbor Home Energy Advisor (HEA), Home Energy Score (HES), Home Energy Rating System (HERS), or a home energy assessment completed by an assessor who has completed at least one of the following home energy certification programs: the American Society of Heating, Refrigerating, and Engineers Building Energy Assessment Professional certification, the Association of Energy Engineers Certified Energy Auditor certification, the Building Performance Institute Home Energy Professional Energy Auditor certification, the Residential Energy Services Network Home Energy Rater certification, or any other third-party program recognized or deemed equivalent by the U.S. Department of Energy.
- An Energy Assessment is valid for eight (8) years. To achieve the available points, the Energy Assessment must have been completed within eight (8) years prior to the date of the applicable periodic rental inspection. The same Energy Assessment may be used to attain points in more than one rental inspection cycle as long as the Energy Assessment remains valid.

(ii) Complete an Energy Improvement Plan (*4 points*):

- An Energy Improvement Plan must detail the Dwelling or Dwelling Unit's current energy usage, articulate improvement goals, and suggest how to achieve such goals.
- While the overall structure may vary to meet the needs of the Owner or Agent, at a minimum, the following information must be included in an Energy Improvement Plan:
 - *Existing performance*: Details regarding the Dwelling or Dwelling Unit's current energy efficiency performance. An Energy Assessment or a completed Green Rental Housing Checklist fulfill this requirement.
 - *Goals*: Measurable metrics for improvement. At a minimum, the goals should include achieving the minimum Energy Efficiency Score for Period 2.

- *Actions and timelines:* Detail the actions and/or upgrades needed to achieve the goals set forth in the Energy Improvement Plan and the timeline for completing each action and/or upgrade.
- *Roles and responsibilities:* Indicate who is responsible for executing the Energy Improvement Plan.
- *Resources:* List the resources needed to achieve the goals.
- An Energy Improvement Plan is valid for five (5) years. To achieve the available points, the Energy Improvement Plan must have been completed within five (5) years prior to the date of the applicable periodic rental inspection. The same Energy Improvement Plan may be used to attain points in more than one rental inspection cycle as long as the Energy Improvement Plan remains valid.

(b) Sustainability, Health, and Education

- (i) Accessible Pathway to Bus Stop and Seating (2 *points*): An ADA accessible route is available from the door of the Dwelling or Dwelling Unit to a bus stop. If the property does not directly connect to a bus stop, the route must connect to a public walkway. If the bus stop is on or directly adjacent to an area owned by the Owner or Agent and there is no seating provided at the bus stop, seating is provided by the Owner or Agent on their property.
- (ii) All Lights are LEDs (2 *points*): All lights that are provided by the Owner or Agent, including all overhead lights, bathroom lights, outdoor lights, and any other lights provided upon move-in, are LEDs.
- (iii) Allow Bicycle Parking (2 *points*): At least one bicycle parking space must be available per every five (5) units or fraction thereof, or occupants must be permitted to lock bicycles in an exterior location of their unit such as a patio or balcony.
- (iv) Conduct Energy Efficiency Messaging (2 *points*): At least once per year, the Owner or Agent must distribute educational material regarding energy efficiency measures Occupant(s) can take. Educational material may be in the form of flyers delivered to the Dwelling or Dwelling Unit, a resident newsletter delivered virtually, or other media provided it is delivered to the Occupant(s). Posting on a bulletin board or a social media page does not comply, unless accompanied by direct outreach.
- (v) Conduct Food Waste Prevention Messaging (2 *points*): At least once per year, the Owner or Agent must distribute educational material regarding food waste prevention measures Occupant(s) can take. Educational material can be in the form of flyers delivered to the Dwelling or Dwelling

Unit, a resident newsletter delivered virtually, or other media provided it is delivered to the Occupant(s). Posting on a bulletin board or a social media page does not comply, unless accompanied by direct outreach.

(vi) Coordinate a Community Supported Agriculture (CSA) or Farm Share Delivery (2 *points*): The Owner or Agent must work with a local CSA or Farm Share Delivery to provide an option to which Occupant(s) are able to subscribe. Ensure that Occupant(s) are aware of the service and the opportunity to subscribe.

(vii) Composting (2 *points*): Manage an onsite/backyard composting system, subscribe to commercial compost services, provide curbside compost bins (available to properties w/ 8 units or less), or share info about food scrap drop-off bins (in development).

(viii) Energy Efficiency Windows (4 *points*): All windows in the unit must be ENERGY STAR rated or have a low e-coated window film rated by the National Fenestration Rating Council (NFRC). The low e-coating can be integrated into the window itself or it may be a window film that is attached. Other technologies that are demonstrated to improve the energy efficiency of windows qualify, including, but not limited to, storm windows, interior storm windows, and thermally broken frames.

(ix) Facilitate a Platform for Sharing Unused Items (2 *points*): The Owner or Agent must provide a platform where Occupants are able to share items with, or donate items to, other Occupants. The platform may be hosted virtually (e.g., a social media group or a messaging app) or physically (e.g., a bulletin board or a form in the office). Occupants must be made aware of the platform.

(x) Provide Occupant(s) Free or Discounted Bus Passes (2 *points*): Each Occupant must be provided a free 30-day flex bus pass, or other available bus pass, or one that is discounted at least fifty percent (50%) upon move-in. A new bus pass must be provided at the expiration of each bus pass to ensure continued access throughout the Occupant's lease term.

(xi) Provide Free Wi-Fi (2 *points*): Wi-Fi is available at no additional cost to the Occupant(s) in each Dwelling or Dwelling Unit. Each Occupant will be responsible for their own router. To obtain the available points, Wi-Fi speed must meet the Federal Communications Commission (FCC) broadband speed benchmark of download speeds of 100 megabits per second and upload speeds of 20 megabits per second.

(xii) Furnished Unit (2 *points*): Each Dwelling or Dwelling Unit is furnished, which means it must include at least the following: one (1) couch, one (1) coffee table, two (2) end tables, one (1) dining room table with four (4) dining

chairs, one (1) bed per bedroom, one (1) refrigerator, one (1) microwave, and one (1) stove/range. If the option to furnish a bed is offered, but declined by the Occupant, the unit will still receive full points.

(xiii) Fertilizer is not Used (2 *points*): In all landscaping activities, management, and operational procedures occurring on the property, fertilizer is not applied.

(xiv) Green Lease is Signed (4 *points*): The lease agreement for the Dwelling or Dwelling Unit qualifies as a green lease if it contains a section signed by both the Agent/Owner and the Occupant(s) that discusses specific sustainability goals, responsibilities, and consequences for not achieving such goals and/or fulfilling such responsibilities. The Agent or Owner must indicate the section of the lease that meets these requirements.

(xv) Habitable Room Area Has Access to Natural Daylight (2 *points*): Every Habitable Room Area, as defined by City Code Chapter 105 Section 8:500 has at least one window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors. The minimum total glazed area for every Habitable Room Area shall not be less than eight percent (8%) of the Habitable Room Area.

(xvi) Host or Sponsor a Swap Day (2 *points*): The Owner or Agent must host at least one swap day per year on the property or sponsor at least one swap day per year at an off-site location. A swap day must provide the opportunity for Occupant(s) to drop off items for donation and to take donated items at no charge. All remaining items must either be held by the Owner or Agent for later pick-up by Occupants or donated to a local social-service agency or thrift shop. Participating in Move Out Ann Arbor also qualifies.

(xvii) Host or Sponsor an Electronics Takeback Event (2 *points*): The Owner or Agent must host at least one electronics takeback event per year on the property or sponsor at least one electronics takeback event per year at an off-site location. The event must allow Occupant(s) to drop off electronic devices to be recycled at no cost. Charges for larger and specialty devices are allowed provided there is the option to drop off other devices for free.

(xviii) Host or Sponsor a Cooking and Nutrition Class (2 *points*): The Owner or Agent must host at least one cooking and nutrition class per year on the property or sponsor at least one cooking and nutrition class per year at an off-site location. The class must focus on teaching Occupant(s) to cook healthy meals and using local and plant-forward options.

(xix) Integrate Edible Plants into Landscaping (2 *points*): Edible plants, which can be either trees, bushes, or plants in a community garden, are on the property and are accessible to Occupant(s), free of charge.

(xx) Integrated Pest Management (2 *points*): An Integrated Pest Management Plan is in place and is observed by property staff and any contractors doing work on the property.

(xxi) Provide Lawn Maintenance with All Electric-Powered or Manual Equipment (4 *points*): All equipment used in the routine maintenance of the lawn must be all-electric or manual. This includes but is not limited to lawn mowers, trimmers/edgers, hedgers/tree trimmers, and leaf blowers.

(xxii) Location for Storing Sensitive Medications and Medical Devices During Emergency Situations (2 *points*): There is a location on the property that can store sensitive medications and medical devices in the event of an emergency. The location must be able to keep medications and devices at the appropriate temperature even during a power outage.

(xxiii) Micromobility Share (2 *points*): The Owner or Agent must facilitate a micromobility share that may include, but is not limited to, bicycles, scooters, e-bikes, and e-scooters. The Owner or Agent must provide the micromobility vehicles and host a platform for the check-out and use of the vehicles or contract with a company that supplies the vehicles and platform. The vehicles must be free for Occupant(s) to use.

(xxiv) Occupant(s) Allowed to Install Appliances (2 *points*): Occupant(s) have written permission to install, or have installed at their direction, their own appliances. Appliances include, but are not limited to, stoves, dishwashers, clothes washers, clothes dryers, heating and cooling equipment, thermostats, and water heaters. The Owner or Agent may require that Occupant(s) notify the Owner or Agent and obtain confirmation that an appliance is compatible prior to installation, and that the Occupant(s), or their selected contractor(s), will be responsible for maintenance of any appliance installed by or at the direction of the Occupant(s).

(xxv) Occupant(s) Allowed to Install Window Films or Other Energy Saving Measures to Windows (2 *points*): Occupant(s) have written permission to install, or have installed at their direction, energy saving measures to windows in the unit. These measures include, but are not limited to, window films, energy efficient blinds, shutters, or drapes, and interior storm windows.

(xxvi) Occupancy Sensors in Common Areas (2 *points*): In all common areas, occupancy sensors are installed that control the lighting, heating, and cooling for the common area(s).

(xxvii) Occupant(s) Participate in a Rental Sustainability Session (10 *points*): The Owner or Agent must host at least one rental sustainability

session per year using curriculum developed by the City's Office of Sustainability and Innovations or provide a recording of a rental sustainability session to all residents upon move-in and once annually. At least 50 percent of all Occupants in a Dwelling or Dwelling Unit must attend the rental sustainability session or view the recording.

(xxviii) Provide On-Site Clothes Washer and Dryer (*2 points*): Washers and dryers must be present and available for residents to use. Washers and dryers may be located either in each Dwelling or Dwelling Unit or in a communal laundry room shared by all residents.

(xxix) There is a Garden On-Site or Nearby (*2 points*): A garden, either one that can be used in each Occupant's space or a community option, is available to Occupant(s) on-site or within a one quarter (1/4) mile radius of the Dwelling or Dwelling Unit.

(xxx) Allow Outdoor Line Drying of Clothes (*2 points*): Residents are permitted to dry clothes outside. There is no prohibition against outdoor clothes drying in the lease, nor is there any policy enforced that prevents residents from drying clothes outside.

(xxxi) Paperless Communications and Rent Payment (*2 points*): All communications to and transactions with Occupant(s), including, but not limited to, rent notices and payments, newsletters, announcements, and service requests, take place without paper as a default. The Owner or Agent may provide an opt-out option for Occupant(s) who do not have access to internet or prefer paper copies.

(xxxii) Participate in Pollinator-Aware Yard Care (*2 points*): The address of the Dwelling or Dwelling Unit is registered as a Pollinator-Aware Yard Care program participant with the City of Ann Arbor. The registration form must be completed and practices taken to participate in the program must be listed.

(xxxiii) Accept Affordable Housing Options (*4 points*): The Owner or Agent accepts housing vouchers designed to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing. Options include but are not limited to:

- Section 8 Vouchers from the U.S. Department of Housing and Urban Development;
- The Housing Choice Voucher Program from the Michigan State Housing Development Authority;

- The Veterans Administration Supportive Housing Vouchers from the Department of Housing and Urban Development and the Veterans Administration;
- The Project-based Voucher program from the U.S. Department of Housing and Urban Development;
- The Family Unification Program from the U.S. Department of Housing and Urban Development; and
- The Mainstream Voucher Program from the U.S. Department of Housing and Urban Development.

(xxxiv) Have an Eviction Diversion Program (*4 points*): The Owner or Agent provides a program that connects Occupant(s) to legal assistance in any potential eviction case. The program must ensure Occupant(s) are able to go through the eviction process, whether through a court hearing or through mediation without a court hearing, without incurring legal costs.

(xxxv) Provide Emergency Kit in Unit (*2 points*): Each Dwelling or Dwelling Unit is equipped with an emergency kit. Each emergency kit must include at least one (1) fire blanket, one (1) crank radio/flashlight combo, one (1) first aid kit, one (1) thermal blanket per Occupant, and one (1) water purification option.

(xxxvi) Provide Container Gardening Materials (*2 points*): Each Dwelling or Dwelling Unit is provided with at least two (2) containers that can be used for container gardening.

(xxxvii) Provide Information About Nearby Sources of Local, Sustainably Produced Foods (*2 points*): Upon move-in, and at least once per year, Occupant(s) are provided information on where they can access local, sustainably produced foods.

(xxxviii) Provide Information on Severe Weather Alerts (*2 points*): Upon move-in, and at least once per year, Occupant(s) are notified of and encouraged to subscribe to Washtenaw County's Emergency Alert System.

(xxxix) Provide Smart Power Strips (*2 points*): One smart power strip is provided per Occupant upon move-in. The smart power strip must be capable of shutting down power to devices that are not in use.

(xl) Provide Sustainability and Energy Efficiency Materials Upon Move-in (*2 points*): Upon move-in, sustainability and energy efficiency educational materials must be provided to residents. At minimum, these materials must include how to operate all the devices and systems in the unit efficiently, including, but not limited to the following, if present: the heating system, the

cooling system, thermostat(s), the dishwasher, the clothes washer, the clothes dryer, and the water heater.

(xli) Provide Waste Disposal Information (2 *points*): Upon move-in, Occupant(s) must be provided with the locations and methods for properly disposing of all waste streams, including hazardous waste.

(xlii) Provide Weatherstripping for all Windows and Doors or Allow Occupant(s) to Install (2 *points*): Weatherstripping is either installed on all windows and doors in each Dwelling or Dwelling Unit or allowed to be installed by Occupant(s).

(xlili) Ratio Utility Billing System (RUBS) or Submetering (2 *points*): Each unit has a submeter that directly tracks the energy usage of the unit or uses a formula that bills Occupant(s) in relation to their utility usage. For the formula, options to factor in can include, but are not limited to, square footage per unit, occupants per unit, number of bedrooms and bathrooms, and number of water fixtures.

(xliv) Use Electric or Manual Equipment for Sidewalk Clearing in the Winter (2 *points*): All sidewalk clearing must be conducted using either electric (e.g., electric-powered snow blowers) or manual equipment (e.g., shovels).

(xlv) Provide Space Cooling (2 *points*): Space cooling must be provided in each Habitable Room Area of the Dwelling or Dwelling Unit. Qualifying space cooling technology includes, but is not limited to, central air conditioning, window air conditioning units, and ductless mini-split heat pump options. Fans do not qualify.

(xlvi) Tool Library Available to Occupant(s) (2 *points*): The Owner or Agent stocks and maintains a platform and location for Occupant(s) to check out and return tools at no cost to the Occupant(s). The tool library must include at least one (1) hammer, one (1) Phillips-head screwdriver, one (1) flathead screwdriver, one (1) drill with a drill bit set, one (1) adjustable wrench or wrench set, one (1) vacuum cleaner, and one (1) step ladder.

(xlvii) Use a Programmable Thermostat (2 *points*): All thermostats in each Dwelling or Dwelling Unit have the ability to adjust the times that the heating or air-conditioning is running and to set the temperature to a schedule.

(xlviii) Use an ENERGY STAR Certified Smart Thermostat (2 *points*): All thermostats in the Dwelling or Dwelling Unit are Wi-Fi enabled devices and automatically adjust heating and cooling temperature settings and can be controlled via an application allowing the Occupant(s) to adjust the temperature from anywhere with an internet connection. The points for this item may be stacked with the programmable thermostat option above.

(xlix) Use Eco-friendly Cleaning Products in Common Areas (2 *points*): All cleaning products used in common areas must be products certified by the Environmental Protection Agency Safer Choice Program and/or have an Environmental Protection Agency Design for the Environment label.

(l) Use No- or Low-VOC Paint (2 *points*): All paint used in the Dwelling or Dwelling Unit is either no- or low-VOC paint.

(li) All Windows Can Be Opened (2 *points*): All windows, sliding glass doors, or skylights in the unit can be easily opened, or each Habitable Room Area has a device that will adequately ventilate the room. The total area for ventilation shall be at least four percent (4%) of the floor area of the room served. Mechanical ventilation may be provided in lieu of natural ventilation if approved by the Building Official as affording ventilation in accordance with standard ventilation requirements in the Mechanical Code.

(c) Renewable Energy and Electrification.

(i) Majority of Electricity for the Dwelling or Dwelling Unit is Provided by Renewable Energy Either On-Site or Through a Green Pricing Program (8 *points*): At least fifty one percent (51%) of the electricity used in the Dwelling or Dwelling Unit is generated by renewable energy. This must be shown by an electric bill, solar modeling, green pricing participation agreement, or some other documentation.

(ii) Electricity is the Primary Type of Energy Used for Space Heating (15 *points*): All space heating in the Dwelling or Dwelling Unit must be provided primarily by electricity. Examples include baseboard heat, an electric furnace, a heat pump (air source or geothermal), or a hybrid electric and a gas backup system. Points are additive with items in the Heating, Cooling, and Water Heating Options.

(iii) Electricity is the Primary Type of Energy Used for Water Heating (4 *points*): All water heating in the Dwelling or Dwelling Unit must be provided primarily by electricity. Examples include electric tank water heaters, electric on-demand water heaters, and heat pump water heaters. Points are additive with items in the Heating, Cooling, and Water Heating Options.

(iv) Use Electric Clothes Dryers (3 *points*): If the Dwelling or Dwelling Unit contains a clothes dryer, it must be electric. Examples include electric resistance and heat pump dryers. In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets the points for this item if the clothes dryer(s) allocated to it is/are electric. Points are additive with items in the Appliance Options.

(v) Electric Vehicle Charger Installed (5 *points*): At least one EV charger is installed. Charger(s) must be Level 2 or DC fast chargers. Refer to the

Unified Development Code 5.19.8 for guidance on the design of electric vehicle parking spaces. Chargers must also comply with the requirements in 5.19.4 around barrier free parking.

(vi) Electric Vehicle Chargers Installed Bonus (*5 points*): At least 10% of the parking spaces provided have an EV charger installed. Charger(s) must be Level 2 or DC fast chargers. Refer to the Unified Development Code 5.19.8 for guidance on the design of electric vehicle parking spaces. Chargers must also comply with the requirements in 5.19.4 around barrier free parking. Points stack with having an electric vehicle installed (5(c)(vi)).

(vii) Use Electric Ovens and Ranges (*5 points*): Any ovens and/or ranges in the Dwelling or Dwelling Unit are electric. Examples include electric resistance coils and induction cooktops. Points are additive with items in the Appliance Options.

(d) Insulation and Air Sealing

(i) Provide Air Sealing (*9 points*): Air sealing must be provided around floors, all windows, doors, and any other points of air infiltration, such that a blower door test shows a CFM50 roughly equal to the square footage of the Dwelling or Dwelling Unit.

(ii) Allow Occupant(s) to Air Seal (*2 points*): Occupant(s) have written permission to perform air sealing measures on their own or to hire a contractor to perform air sealing measures.

(iii) Insulate the Attic and Non-Attic Roof Areas (*9 points*): The attic must be insulated to a level of R-50 or greater. This could be 18" or more of blown in insulation or 8" or more of closed cell spray foam. Finished attics and ceiling areas with no attic above must be insulated to R-30 or greater.

(iv) Seal and Insulate Ducts (*9 points*): Ducts must be sealed to ten percent (10%) leakage or less and insulated with R-8 insulation or greater. A duct blaster test confirms current duct leakage.

(v) Insulate Foundation, Rim Joists, and Crawl Space (*9 points*): Foundation walls and rim joists must be insulated to R-10 or greater, and crawl space vents must be air sealed.

(vi) Insulate Walls (*9 points*): All exterior walls must have R-13 or greater insulation.

(e) Heating, Cooling, and Water Heating

(i) Medium-Efficiency Cold-Climate Heat Pump with Gas Backup Heat (*15 points*): The Dwelling or Dwelling Unit must have an air-source heat pump

with a minimum SEER rating of 16 and HSPF rating of 9.5, with gas furnace backup.

(ii) High-Efficiency Cold-Climate Heat Pump with Gas Backup Heat (*30 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 20 and HSPF rating of 11, with gas furnace backup.

(iii) Low-Efficiency Cold-Climate Heat Pump with Electric Resistance Heat (*10 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 16 and HSPF rating of 9.2, with electric resistance backup heat.

(iv) Medium-Efficiency Cold-Climate Heat Pump with Electric Resistance Heat (*20 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 16 and HSPF of 9.5, with electric resistance backup heat.

(v) High-Efficiency Cold-Climate Heat Pump with Electric Resistance Backup Heat (*30 points*): The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER rating of 20 and HSPF of 11, with electric resistance backup heat.

(vi) Geothermal (Ground Source) Heat Pump (*30 points*): The Dwelling or Dwelling Unit must have a geothermal heat pump system with HSPF 13 or higher.

(vii) Heat Pump Water Heater (*15 points*): The Dwelling or Dwelling Unit must have a heat pump water heater using electricity to move heat from one place to another instead of generating heat directly. It can be a stand-alone water heating system or a combination water heating and space conditioning system.

(viii) Conduct Tune-ups on Heating and Cooling Appliances (*2 points*): All heating and cooling appliances get a tune-up from a qualified contractor at least once a year at no cost to the Occupant(s). Appliances include, but are not limited to, air conditioners, furnaces, boilers, air source heat pumps, and geothermal (ground source) heat pumps.

(ix) Replace Heating and Cooling Filters (*2 points*): Filters in each heating and cooling appliance are changed at least twice a year at no cost to the Occupant(s). For a Dwelling or Dwelling Unit that has multiple appliances, each appliance must have its filter changed twice a year. Appliances include, but are not limited to, air conditioners, furnaces, boilers, air source heat pumps, and geothermal (ground source) heat pumps).

(x) Flush Water Heater (*2 points*): The water heater is flushed at least once a year by a qualified contractor at no cost to the Occupant(s).

(f) Appliances

(i) Dishwashers Are ENERGY STAR Rated (*1 point*): All dishwashers in the Dwelling or Dwelling Unit must be ENERGY STAR rated.

(ii) Use Heat Pump Clothes Dryers (*1 point*): All clothes dryers in the Dwelling or Dwelling Unit are heat pump dryers. In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are a heat pump clothes dryer(s).

(iii) Use Induction Ranges (*1 point*): All cooktops and ranges in the Dwelling or Dwelling Unit, use induction for heating.

(iv) Clothes Dryers Are ENERGY STAR Rated (*1 point*): All clothes dryers in the Dwelling or Dwelling Unit must be ENERGY STAR rated. In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are ENERGY STAR rated.

(v) Refrigerator is ENERGY STAR Rated (*1 point*): All refrigerators in the Dwelling or Dwelling unit are ENERGY STAR rated.

(g) Water

(i) *Dishwasher* (*2 points*): A dishwasher must be available in the Dwelling or Dwelling Unit.

(ii) Grass and Landscaping Are Not Watered (*2 points*): There is no sprinkler system installed, and there is no operating procedure for watering the grass or landscaping, on the property on which the Dwelling or Dwelling Unit sits.

(iii) Graywater and/or Rainwater System for Landscape Irrigation (*2 points*): At least 50% of the water used for landscape irrigation comes from a graywater and/or rainwater system.

(iv) Use Water Leak Detectors (*2 points*): Water leak detector(s) are installed in the Dwelling or Dwelling Unit. A leak detector can either be a whole-system unit that monitors the entire water delivery system or a system of floor detectors. If using floor detectors, there must be one at each appliance that is connected to the water system, including, but not limited to all sinks, toilets, water heaters, and washing machines.

(v) Use Low Flow Showerheads (*2 points*): All showerheads in the Dwelling or Dwelling Unit must meet or exceed the Environmental Protection Agency's WaterSense standard rating.

(vi) Use Low Flow Sink Aerators (2 *points*): All bathroom sinks in the Dwelling or Dwelling Unit must meet or exceed the Environmental Protection Agency's WaterSense standard rating.

(vii) Low Flow Toilets (2 *points*): All toilets in the Dwelling or Dwelling Unit must meet or exceed the Environmental Protection Agency's WaterSense standard.

(viii) On-Site Clothes Washer is ENERGY STAR Rated (2 *points*): All clothes washers in the Dwelling or Dwelling Unit must be ENERGY STAR rated. In the case of a shared clothes washer(s), a Dwelling or Dwelling Unit gets credit if the clothes washer(s) allocated to it is/are ENERGY STAR rated.

(ix) Permeable Pavement (2 *points*): All pavement on the property on which the Dwelling or Dwelling Unit sits is permeable. Permeable pavements include, but are not limited to, porous asphalt, pervious concrete, and permeable interlocking concrete pavement.

(x) Rain Garden or Bioswale on the Property (2 *points*): The property on which the Dwelling or Dwelling Unit sits contains a rain garden or bioswale that is certified by the Washtenaw County Water Resources Commissioner or other certifying entity.

(xi) Water-Efficient Landscaping (2 *points*): The common-use areas intended or made available for the use of the Occupant(s) must meet all the outdoor water efficiency criteria of the Environmental Protection Agency's WaterSense Specifications (Section 4).

(xii) WaterSense Labeled Irrigation System (2 *points*): If an irrigation system is present, both the spray sprinkler bodies and the irrigation controlling must be WaterSense labeled.

(h) Unlisted Innovative Measure. A measure implemented in the Dwelling or Dwelling Unit, or on the property on which the Dwelling or Dwelling Unit sits, that is not listed above and has a direct energy efficiency, renewable energy, or sustainability impact may receive points toward a Dwelling or Dwelling Unit's Energy Efficiency Score. Owners or Agents may request consideration of such a measure by the Director of the Office of Sustainability and Innovations. The Director retains sole discretion to approve or deny such requests and as to the number of points to allocate to an approved measure.