

IRA Home Energy Rebates Single Family vs Multifamily Definitions Guide

Building Description			Project Submission			HOMES Requirements		
Project Type	Technical Requirements	Example Structure Types	Income Qualification	Where to Submit a Project?	Assessment and Work is for	Assessment Type	Model	Model File
Single Family Detached	<ul style="list-style-type: none"> No party walls 	Classic stand-alone home or mobile home.	Based on the individual household. Use Single Family Income Qualification Form .	Project Portal	Individual Unit	BPI-1100/1200	Program approved and BPI-2400 calibrated.	HPXML
Single Family Attached	<ul style="list-style-type: none"> Independent mechanical systems for each unit (heating, cooling, water heating, and ventilation). Direct access to outdoors for each dwelling unit. No common areas within the building. Vertical party walls only with no penetrations to adjacent units. 	Side-by-side duplex, townhouse, or rowhouse.						
Multifamily In-Unit		One unit being updated in any multifamily building, including a condo owner updating their own unit.		Online form				
Small Multifamily (2-4 Units)	<ul style="list-style-type: none"> Party walls can include floors between units. Building may have interior common areas. Building may have shared mechanical systems. 	Up-down duplex, triplex or fourplex.	Based on the income level of 50% of households in the building. Use Whole Building Income Qualification Form .	Online form	Whole building (can use BPI-2400 software if applicable)	BPI-1100/1200 or ASHRAE Level II	Program approved and BPI-2400 calibrated or DOE-2-based software.*	HPXML or BuildingSync
Large Multifamily (5+ Units)		20-unit property.						

*Utility data required for BPI-2400 calibration. If individually metered units, utility data is not required for DOE-2-based energy models, but it is still best practice to collect and integrate it into the ASHRAE Level II Assessment.

Notes for HEAR projects:

In general, modeling and utility data are not required. However, any heat pump installations for heating require both Load Calculations and Utility Bill Impact Analysis submitted with the project.

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