



→ 2025 Program Guide

Texas–New Mexico Power High–Performance Homes Program

January 2025



Welcome

Welcome to the 2025 Texas–New Mexico Power (TNMP) High–Performance Homes Program. As a High–Performance homebuilder, you are part of an elite group that is setting the standard for energy–efficient construction in Texas.

This booklet is designed to provide you with the information you will need throughout your participation in the TNMP High–Performance Homes Program. Should you run into any problems or have additional questions, we are here to help you.

TNMP has contracted with ICF to implement the High–Performance Homes Program for 2025. ICF is the nation’s leading provider of residential new construction programs. ICF is widely recognized for developing and implementing innovative program designs for utilities throughout Texas and the nation. ICF’s dedicated program team will work closely with TNMP staff to support homebuilders, raters, and other market actors to achieve success in the TNMP High–Performance Homes Program.

Thank you for your participation. We all look forward to working with you to advance home construction and promote energy efficiency in Texas.

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PROGRAM OVERVIEW

The TNMP High–Performance Homes Program (the Program) promotes the construction and certification of new ENERGY STAR® certified and high–performance qualified homes. This voluntary program provides financial incentives and other types of assistance to production and custom homebuilders who commit to construct homes within the TNMP service territory that meet high–performance specifications.

The goal of the Program is to create a sustainable market that leads to:

- A continuous supply of high–performance and ENERGY STAR certified homes
- Increased consumer demand and perceived value of high–performance and ENERGY STAR certified homes
- Increased improvements in home energy performance.

To achieve this goal, TNMP is committed to increasing consumer awareness of high–performance and ENERGY STAR certified homes and the homebuilders who construct them. TNMP is also committed to working in partnership with key market actors who can contribute to the creation of a sustainable market of energy–efficient homes.

Program Benefits

Today’s homebuyers are increasingly concerned about rising energy costs. Although any homebuilder can claim to build an energy–efficient home, the TNMP High–Performance Homes Program provides you with significant third–party credibility. As a participant in the TNMP High–Performance Homes Program, certain benefits and services are available to you.

Eligibility Requirements

Homes must meet several eligibility requirements to qualify for incentives in the TNMP High–Performance Homes Program:

- A home must be served by TNMP in a TNMP service territory as evidenced by town, zip code and ultimately a permanent meter number or ESI ID number associated with the home¹.
- The home has not received incentives from any other TNMP energy efficiency program as evidenced by the permanent meter number or ESI ID number submitted through the Program’s online system.
- A home’s construction must be complete.
- The final HERS Rating for the home must be performed and dated between August 1, 2024, and November 30, 2025.
- The home must exceed the 2015 IECC energy code requirements by 5% as shown in final the Ekotrope savings calculation.

TNMP will only pay incentives after validation that each of the above conditions are met, and the required data and documentation is submitted through the online system.

¹ Homebuilders are responsible for verifying their electric service provider prior to submitting documentation to request incentives. A permanent meter number must be submitted for each home and will be verified by TNMP.

2025 Financial Incentives

TNMP will offer incentives to reward homebuilders who deliver homes that meet current program guidelines. The number of incentives awarded to each homebuilder is determined through a competitive bid and scoring process determined at Performance Milestones.

In 2025, builders that work with a HERS certified rater will have the option to pursue one of two tiers, Tier 1 or Tier 2.

Tier 1 homes must meet the following measures: 15.2+ SEER2 HVAC systems, Grade 1 wall and ceiling insulation, submit an Ekotrope File, achieve at least a five percent (5%) savings over the 2025 Texas Baseline Reference Home (TBRH), and meet two out of four Elective Requirements.

Tier 2 homes must meet the following measures: 16+ SEER2 HVAC systems, Grade 1 wall and ceiling insulation, submit an Ekotrope File, achieve at least a five percent (5%) savings over the 2025 Texas Baseline Reference Home (TBRH), and meet three out of four Elective Requirements.

An alternative method to comply with Elective Requirements for either Tier 1 or Tier 2 homes is to either obtain an ENERGY STAR v3.1 or v3.2 certification or install complete foam envelope encapsulation (R-13 walls and R-21 ceiling, applicable to Tier 2 only). By completing one of these two options, a builder can forgo the Elective Requirements identified above.

Additional Bonus Incentives are available for both Tiers by installing a Right Sized HVAC equipment sized in accordance with ACCA Manual J8 and ACCA Manual S – 2014 standards and/or installing an ENERGY STAR Certified Smart Thermostat as listed on the ENERGY STAR website.

Documentation required for bonus incentives will be as follows:

- Right Sized HVAC – Submit an ACCA Manual J8 or ACCA Manual S–2014
- ENERGY STAR Certified Smart Thermostat – Submit HVAC capacity, SEER2, manufacturer, model, and serial number.

Incentive amounts and Tier structure summary is outlined on Table 1.

Table 1 – 2025 Incentive Structure

Mandatory Program Requirements		
	Tier 1	Tier 2
Minimum SEER2	15.2 – 15.9	16.0 +
Grade 1 Wall Insulation	Yes	Yes
Grade 1 Ceiling Insulation	Yes	Yes
Submit an Ekotrope File	Yes	Yes
5% savings over 2025 TBRH	Yes	Yes
Elective Requirements		
	Meet 2	Meet 3
Duct Leakage CFM/100 sq. ft.	≤ 4	≤ 4
Infiltration ACH50	≤ 4.5	≤ 4.5
Average Window SHGC	≤ 0.24	≤ 0.24
Avg. Rated Wall + Sheathing R Value	≥ 15	≥ 15
<i>Or Choose an Innovation Option</i>		
	Optional	Optional (Meet 1)
If you choose an Innovation Option, it will replace the Elective Requirements.	ENERGY STAR v3.1 Certification	Foam encapsulated envelope (R-13 walls and R-21 ceiling)
		ENERGY STAR v3.2 Certification
Incentive Amount	\$225	\$425
Bonus Incentives		
<i>Limit of one Bonus Incentive of each type per home</i>		
Right Sized HVAC (Submit Manual J)		\$50
ENERGY STAR Certified Smart Thermostat (Submit Model and Serial Number)		\$50

Details on program incentives are listed in the following section. Compliance verification for each individual measure requirement will be done using data extracted from the Ekotrope file supplied with the incentive request. Whole house measure–specific notes:

- Cooling SEER2 Value: will be determined by the minimum value of all installed cooling systems. SEER2 can be determined with either a matched condenser–coil (RCU–A–C), or a matched condenser–coil–blower (RCU–A–CB) type AHRI certificate, or equivalent. Corresponding Ekotrope energy model must match the AHRI SEER2 value.
- Grade 1 Wall Insulation and Grade 1 Ceiling insulation: all assemblies must be Grade 1 and defined as such in the energy model.
- Total Duct Leakage: the sum of all installed duct systems tested CFM25 value, divided by one–one hundredth of the conditioned floor area. Only the units “CFM at 25 Pascals” can be accepted.

- Infiltration ACH50: within Ekotrope, Heating and Cooling Season Infiltration Value must both be recorded in the energy model and only the units “CFM at 50 Pascals” or “ACH at 50 Pascals” can be accepted.
- Average Window SHGC: Glazing must be NFRC tested and RESNET on-site inspection protocol should be followed to confirm the measure. At least 50% of all glazing modeled within the energy model must exceed the SHGC measure criteria.
- Average Rated Wall + Sheathing R Value: will be determined by adding the area-weighted average R-Value of all “Frame Cavity Insulation R-Value” plus the highest R-value that continuously sheaths a minimum of 60% of all walls modeled in the energy model.
- Innovation Option – Foam Encapsulation, to receive credit for this Innovation Option, the following conditions must be met:
 - No ceiling types can be modeled as “Between Interior and Unconditioned Attic.”
 - All ducts must be located and modeled within Conditioned Space.

Applicable to bonus incentives:

- Right-sizing incentives are also available for homes that have submitted an ACCA approved Manual J. Systems installed will be required to be sized according to ANSI/ACCA 3 Manual S – 2014 sizing standards noted in Table N2-1, Sizing Limits for Cooling Equipment Only. All submittals must be reviewed and approved to have met all requirements before incentives are awarded.
- To qualify for the ENERGY STAR Certified Smart Thermostat bonus incentive, applicants must submit model numbers and serial numbers to the database. To verify system eligibility, visit the ENERGY STAR website.

Applicable to all homes in the Program:

- Incentive Payments are subject to the submission of required documentation, cooperation with random Quality Assurance/Quality Control (QA/QC) verification inspections, and a completed database entry for ICF/TNMP review. Required documentation includes:
 - Completed database entry for each home/unit address
 - Uploaded address specific Ekotrope file, that includes a Fuel Summary Report generated using the Program supplied 2025 Texas Baseline Reference Home as the User Defined Reference Home.
- All homes must meet the minimum energy code, the 2015 IECC, in addition to the Program requirements.
- All homes in the whole house path must achieve a minimum energy savings of five percent (5%) kWh savings over the 2025 Texas Baseline Reference Home.
- All homes must complete the “Fully Aligned Air Barriers” and “Air Sealing” sections of the most current revision of the ENERGY STAR Thermal Enclosure System Rater Checklist.
- All homes must perform both Blower Door Infiltration testing and Total Duct Leakage duct testing. It is recommended all homes perform Leakage to the Outside (LTO) testing.
- All evaporators and condensing units shall be properly matched as demonstrated by an AHRI certificate which should be available upon request.

- Homes must be submitted for an incentive payment within sixty (60) days of the final certification. Homes submitted to the Program over sixty (60) days beyond the Certification date may not receive payment.
 - Homes returned for corrections have thirty (30) days to be resubmitted for payment from the date of return.
- Please refer to the Builder Agreement for information on Incentive Payments.

Applicable to ENERGY STAR certified homes:

- ENERGY STAR homes must successfully complete all requirements of ENERGY STAR v3.1 or 3.2 as applicable including:
 - Rater Design Review Checklist and Rater Field Checklist
 - HVAC Design Report
 - HVAC Commissioning Checklist
 - Water Management System Homebuilder Requirements
- Upon request, a copy of the completed and signed inspection forms and checklists shall be made available to program staff within three (3) business days.
- Multi-family per unit incentives are capped at fifty percent (50%) of single-family incentive structure. Attached residential units, with greater than two units per building and three stories or less. All units must be individually metered. Customized incentive packages may be required depending on project size and other factors.

PROGRAM RESPONSIBILITIES

Each market actor will have their own set of responsibilities to participate in the Program to make sure reporting and documentation requirements are met. The Program expects homebuilders, HERS Raters, and HVAC contractors to work collaboratively with one another and with ICF to address any challenges experienced during participation in the program.

Performance Milestone Date Requirements

To qualify for Incentive Payments, homebuilders must meet the following Performance Milestone Date Requirements seen in Table 2:

Table 2 – Milestone Dates

Date	Performance Milestone Date Requirements
April 30, 2025	At least 20% of total committed homes/systems must be <u>entered</u> on the Program’s online system; Homebuilder must have selected at least one preferred HERS Rater or Contractor to the online system.
June 30, 2025	At least 60% of total committed homes/systems must be <u>entered</u> on the Program’s online system <u>and</u> the required documentation for the invoiced homes must be uploaded to the online system.

September 30, 2025	At least 85% of total committed homes/systems must be <u>invoiced</u> on the Program’s online system <u>and</u> the required documentation for the invoiced homes must be uploaded to the online system.
November 30, 2025	100% of total committed homes/systems must be <u>invoiced</u> on the Program’s online system <u>and</u> the required documentation for the invoiced homes must be uploaded to the online system.

If a homebuilder fails to meet the performance date requirements, ICF may withdraw some or all the incentive payments for homes/systems for which documentation has not yet been submitted. If ICF withdraws potential incentive payments, it may, in its sole discretion, allow a homebuilder to reclaim a portion of any withdrawn incentive payments if the homebuilder exceeds future performance milestone date requirements.

Homebuilder Participation Requirements

- Participating homebuilders will receive incentives for each qualifying home submitted to the Program. The amount of incentives is based on the combination of energy-efficient measures included in each qualifying home. It is the homebuilder’s primary responsibility to design, build, and market homes that comply with program requirements. In meeting these responsibilities, each participating homebuilder is required to:
 - Sign EPA Agreement: Homebuilders participating in the Program and wishing to build and market ENERGY STAR qualified homes, must have submitted a signed Environmental Protection Agency (“EPA”) “ENERGY STAR Partnership Agreement” and must remain on active status with EPA’s voluntary program during the term of the Program (www.energystar.gov).
 - Acquire Building Permits: Homebuilders are responsible for obtaining building permits, if required by the applicable municipality, for each home for which an Incentive Payment is requested.
 - Upload starts to database: Homebuilder’s home starts must be uploaded to the Program database within **forty-five (45) days** of attaining the building permit. Incentive requests not meeting this requirement may not be eligible for incentives. Repetitive failure to meet this requirement may additionally result in reallocation of funds.
 - This requirement will be waived for the first sixty (60) days of the program beginning with the launch of the database.
 - Estimate Home Forecasts: Homebuilder agrees to provide ICF with a good faith forecast of the number of eligible homes and participating communities in the TNMP service territory that the homebuilder expects to complete by November 30, 2025. ICF will use this information to ensure that the communities are in the TNMP service territory and to proactively forecast program incentives.
 - Accommodate Sales Training & Presentation: Homebuilder agrees to allow ICF to meet with its salespersons at a time designated by the homebuilder regarding high-performance homes and the benefits thereof. Homebuilder agrees to make information regarding high-performance homes available to its customers by displaying high-performance home information provided by ICF and approved by homebuilder in the homebuilder’s sales offices.
 - Submit Documentation: Homebuilder agrees to provide documentation as outlined in the section titled “Reporting Requirements, Required Data”.

- Use RESNET Approved HERS Rater: Homebuilder agrees to use a RESNET approved HERS Rater(s) to provide testing on its program homes and a HERS Rating Provider(s) to prepare accurate, site–specific HERS ratings with Ekotrope software. The homebuilder’s chosen HERS Rater(s) must be registered with the Program to be eligible to submit documentation on behalf of the homebuilder. HERS Raters are responsible for providing the address specific Ekotrope file, and all required data inputs in the “Rating Information” section of the database. Homebuilders should actively coordinate with their HERS Rater to ensure that all completed homes are submitted to the program within a month of final inspection and all starts are added to the database monthly.

HERS Rater Participation Requirements

HERS Raters are hired by homebuilders to provide the necessary services to complete plan analysis, inspect new homes, and ensure energy–efficient requirements and specifications are met as required by the TNMP High–Performance Homes Program, ENERGY STAR or a homebuilder’s savings goals. Raters must also ensure that homes submitted to the program meet RESNET Standards. Raters operate under the guidance of HERS Rating Providers, accredited through RESNET (www.resnet.us), and provide third–party inspections, testing, and verification of energy–efficient measures installed in residential new homes. The HERS Rater’s primary responsibility is to work with homebuilders to facilitate the construction of ENERGY STAR and high–performance homes that meet the performance requirements for the TNMP High–Performance Homes Program. HERS Rater responsibilities include:

- Providing design assistance and perform plan analysis to ensure homes meet program criteria
- HERS Raters should coordinate with and assist homebuilders to generate the homebuilder’s monthly home production report
- Reviewing HVAC equipment sizing calculations and providing homebuilder/contractor assistance in the execution of sizing documentation when necessary
- Performing pre–drywall inspections including at minimum: air sealing and air barrier inspections, and final testing including at minimum: envelope infiltration and total duct leakage, to verify each home’s performance. Leakage to the outside is recommended by the Program
- Ensuring each home meets the minimum program requirements
- Providing the address specific Ekotrope file (Ekotrope walkthrough video: <https://ekotrope.freshdesk.com/support/solutions/articles/17000065870> and there are also step–by–step instructions on the import page after the rater hits "Import from REM/Rate."), architectural plans and any other requested documentation for the randomly selected QA/QC addresses to be inspected by TNMP High–Performance Homes Program Team
- HERS Raters must provide ICF with rough and final inspection schedules pertaining to participating homes within the Program’s service area on, at a minimum, a weekly basis – although daily is preferred. Inspection schedules should be emailed to ICF unless program staff has access to an online source for schedule information
- Standard 380 – HERS Raters must use multi–point testing to improve consistency throughout the HERS process when taking measurements in the field

HVAC System Requirements

HVAC Contractors are integral to the overall comfort of a home’s occupants and to the energy performance of ENERGY STAR and high–performance homes. Program requirements include standards for the design, sizing (capacity), and installation of HVAC systems that is in accordance with ACCA Manual J8 standards. The HVAC contractor is critical to ensuring that industry–accepted standards are maintained. Homebuilders should work with their HVAC contractors to evaluate cost effective HVAC options and/or efficiency improvements that will improve the overall comfort and energy efficiency (lower HERS Index and greater kWh savings) of the home.

HVAC information, such as outdoor/indoor model and serial numbers, and AHRI reference number, are required as part of the high–performance home submittal process. ENERGY STAR certified thermostats model and serial numbers, and ACCA approved Manual Js are required documentation as part of homes pursuing Bonus Incentives in the Program.

REPORTING REQUIREMENTS REQUIRED DATA

TNMP is required to collect certain data from homes that are delivered to the High–Performance Homes Program. This data is usually collected by the HERS Rater during the final performance testing of the home. Homebuilders should work closely with their HERS Rater to ensure this information is submitted to TNMP. Financial incentives will only be paid after TNMP receives the required information and verifies its accuracy.

To receive incentives from the Program:

1. All required data for each home must be entered into the Program’s online database.
2. The HERS Rater must upload an address specific Ekotrope file, which contains a Fuel Summary Report generated by using the Program’s 2025 Texas Baseline Reference Home TBRH.

Please Note: HERS Raters and homebuilders are strongly encouraged to check meter numbers as early as possible in the testing process to verify that the home is within the TNMP electric service territory, to avoid submitting homes that are not in the TNMP electric service territory.

Homebuilders

Homebuilders, or their assigned HERS Rater, must report the following information into the online system directly or via the Program supplied upload spreadsheet for all homes:

- Community Name, if applicable
- Street Address note: for successful uploads street suffix abbreviations must be in accordance with the USPS addressing standards: http://pe.usps.gov/text/pub28/28apc_002.htm
- City, ZIP Code, State, County
- Start Date/Permit Date
- Applicable Energy Code version
- Square Footage, Number of Floors
- Plan Name/ID Number – (Including Elevation and Options)
- HERS Rater

HERS Raters

HERS Raters will be required to adhere to address specific modeling guidelines and tier specific reporting requirements when submitting a home for participation in the Program.

Address specific modeling

- Rater must ensure that homes are built to RESNET Standards
- Energy models submitted to the Program must be created using Ekotrope software
- Front orientation is measured onsite, and windows are rotated within energy models to reflect the as-built orientation
- As-built options affecting conditioned floor area and proper window orientation and sizing, must be reflected in the confirmed energy model
- Mechanical ventilation shall be modeled as installed and commissioned

In addition to the requirements listed above, HERS Raters must report the following information into the online system for all homes:

- Reference Home kWh and As-Designed kWh
- Certified Date
- Heating Type
- AHRI Reference Number
- If ENERGY STAR certified
- QA documents, as requested

HVAC System Information

HERS Raters may be requested to provide the following information for HVAC verification:

- HVAC Checklists
- AHRI Reference Number
 - If there is no AHRI Reference Number, a DOE CCMS spreadsheet will be accepted
- SEER2 for all units in the Home
- EER2 for all units in the Home
- HSPF2, if applicable for heat pumps
- Coil, Condenser, and Furnace Model Numbers
- Coil, Condenser, and Furnace Serial Numbers
- System capacities

QUALITY ASSURANCE/QUALITY CONTROL

On behalf of TNMP, ICF will implement a Quality Assurance and Quality Control (QA/QC) program. The QA/QC program provides another layer of assurance to homebuilders that their homes meet ENERGY STAR and/or the

Program’s high–performance requirements and that HERS Raters are following RESNET standards. All results will be shared with homebuilders during the year. With each successive year, the QA/QC program has identified a new set of Homebuilder and HERS Rater issues. As issues and circumstances are monitored, evaluated, corrected, and resolved each year, the following year presents a set of entirely new circumstances, challenges, and issues. This in part may be due to updated changes in climate zone reconfiguration. However, sometimes the changes made to the QA/QC program are due to improvements to existing homebuilder methodologies. The close monitoring of the following encourages each program participant to become more proficient in their processes to achieve higher standards by implementing best practices:

- Homebuilder construction practices
- Subcontractor material usage and installation procedures
- HERS Rater inspection, testing, and reporting accuracy

Each year, ICF has added validity to the kW/kWh savings reports that TNMP submits to the Public Utilities Commission of Texas (PUCT) by doing the following:

- Conducting extensive analysis of homebuilder plans and HERS Rater Ekotrope files of homes in the Program
- Taking corrective action regarding address specific modeling, performance test results, and other discrepancies
- Providing monthly updates and an end of year report to TNMP

ICF will continue to implement onsite field verification in the new homes program to assure consistent results. We will work with HERS Raters and homebuilders on scheduling onsite verification at different stages of construction and attending final inspections to perform QA/QC both with the HERS Rater present as well as post inspections after final verification. This will provide a higher level of program integrity and positively contribute to reporting results to the PUCT. HERS Raters will be required to submit weekly inspection schedules to program staff to allow for scheduling of onsite QA/QC visits.

QA/QC Requirements

ICF will inspect each project file within the Program database for accuracy and verification. For this reason, an Ekotrope Reference URL will be requested. ICF will also conduct field QA/QC that will include random pre-sheetrock inspections and final testing on completed homes.

After a field inspection is complete, ICF will compare:

- The material specifications designated with the Ekotrope project file submitted to the Program with the actual materials installed in the home
- The actual diagnostic testing results submitted by the HERS Rater with results of the QA/QC testing
- ICF will ensure energy models are address specific and accurately reflect all site–specific conditions, including options, facades, orientations, window additions/deletions, overhangs, percentage of high efficacy lighting fixtures, and mechanical systems capacities/efficiencies are all correctly modeled

All QA/QC inspections will be documented along with pictures taken of the project site. HERS Raters will be notified via email of any major discrepancies found and they will be subject to documented corrective action.

Corrective Action Procedures

The goal of the QA/QC program’s corrective action plan is to help achieve continuous improvements in the TNMP High–Performance Homes Program. The results and findings of the QA/QC program will be shared with participating homebuilders and HERS Raters as needed during 2025. Below are the examples of the corrective action steps implemented throughout the program year:

- 1st Offense: The homebuilder and the rater will be notified and counseled by ICF program account managers
- 2nd Offense: The homebuilder and rater will be notified and incentives for homes not meeting the requirement will be forfeited
- 3rd Offense: Program administrators will determine, depending on the circumstances, if the rater and/or homebuilder should be suspended from the Program for the remainder of the Program year

If a home or system has already been paid but does not pass the QA/QC process, the homebuilder will either be required to pay back the incentive to the Program or submit an additional home that qualifies for the same incentive amount as a replacement for the failed home or system.

PROGRAM IMPLEMENTATION

The TNMP High–Performance Homes Program can provide the following support to program participants upon request:

- Account Managers are available to guide homebuilder partners through the lifecycle of the Program
- Plan reviews and path to performance consulting to determine the most appropriate, cost-effective measures needed to build ENERGY STAR certified and high–performance homes or HVAC systems
- Support for homebuilder marketing staff to help successfully integrate high–performance into corporate messaging

Training

The Energy Efficiency Learning Center (EELC) is a training online platform that participants will be given access to. The Energy Efficiency Learning Center website will provide stakeholders with:

- Industry best practices including technical training workshops focusing on energy-efficient construction best practices
- Manual J Load Calculations
- 2015 IECC compliance training
- Measuring Air Distribution
- ASHRAE 62.2–2013 Standard for Ventilation and Acceptable Indoor Air
- ENERGY STAR Version 3.1 or 3.2 training including sales training courses on how to incorporate ENERGY STAR and high–performance messages into the sales process
- Program–specific trainings to help facilitate onboarding new stakeholders with database training

Through the ICF EELC, TNMP will provide homebuilders with the training necessary to promote the ENERGY STAR brand and other energy–efficient program branding, communicate the associated benefits of buying an ENERGY STAR certified or high–performance home, and improve their homes’ energy performance.

Participating homebuilders, HERS Raters, and associated HVAC contractors are encouraged to take advantage of these resources to capitalize on the financial and marketing benefits associated with building ENERGY STAR certified and high–performance homes.

Program Outreach and Advertising

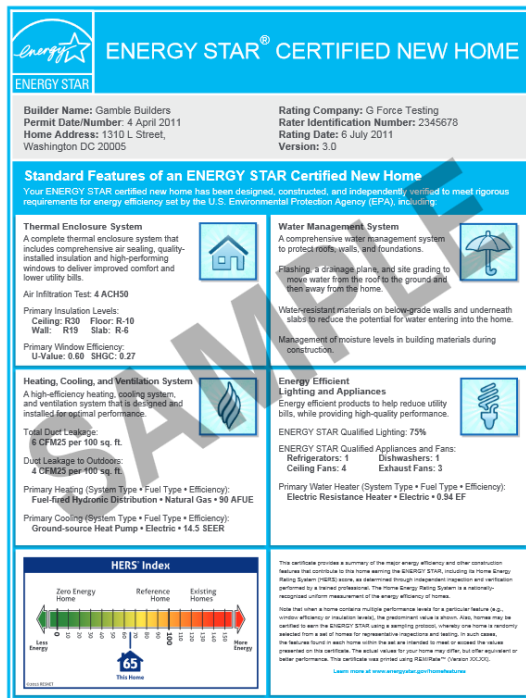
TNMP will sponsor an outreach and advertising campaign on behalf of homebuilders participating in the TNMP High–Performance Homes Program. The campaign will include direct outreach to consumers, print and online advertising, and marketing materials for use at model homes.

ENERGY STAR® CERTIFICATION REQUIREMENTS

For a home to earn the ENERGY STAR certification, it must meet the Environmental Protection Agency’s (EPA) strict guidelines for energy efficiency. An accredited HERS Rater must test the home’s energy performance using an approved simulation program. The HERS Rater then completes on–site inspections and diagnostic tests. The result is a HERS Index on a scale of 1–100. All ENERGY STAR certified homes in Texas must achieve the required HERS Index or lower and meet specific duct leakage, appliance, and Checklist requirements. Once certified, a rating provider can issue the home’s ENERGY STAR certificate and place the label on the home’s breaker box. Please visit www.energystar.gov for more information about the national ENERGY STAR Homes Program.

Step–by–Step Guide to ENERGY STAR Home Certification

1. Fill out the Online Partnership Agreement with the National ENERGY STAR Homes Program. The agreement is located online at the following Web site:
http://www.energystar.gov/index.cfm?c=bldrs_lenders_Raters.nh_join
2. Select an accredited HERS Rater/rating provider.
3. Work with your HERS Rater to identify the energy efficiency measures needed to meet or exceed ENERGY STAR specifications.
4. Build homes according to the measures you have selected.
5. Determine the best testing methodology to certify your homes. The EPA allows a limited number of verification options from which you may choose.
6. Conduct on–site inspections and home performance testing.
7. Obtain an ENERGY STAR label and certificate from your HERS Rater for each certified home.



Promoting and Selling ENERGY STAR® Homes

ENERGY STAR is a national, voluntary program designed to identify, promote, and increase the use of energy-efficient products to reduce greenhouse gas emissions. Established by the U.S. Environmental Protection Agency in 1992, the ENERGY STAR brand now appears in dozens of product categories for the home and workplace, as well as on new homes. The ENERGY STAR brand provides consumers an easy way to recognize energy-efficient products and homes.

Promoting your partnership with ENERGY STAR demonstrates your commitment to constructing energy-efficient homes. ENERGY STAR certified homes provide consumers with a more comfortable lifestyle for less money. Consumers encounter the ENERGY STAR brand every day on computer monitors, appliances, televisions, water heaters, and much more. Make sure they know you are selling a brand they know and trust.

In order to use the ENERGY STAR logos and promotional marks, homebuilders must participate in and partner with the national ENERGY STAR Program. Complete the national application and submit it to EPA. Homebuilders must review the logo guidelines located at <http://www.energystar.gov/> before using the ENERGY STAR logos.

Suggested ENERGY STAR Branding and Messaging

Demonstrate your partnership with a trusted and recognized government symbol. Use the ENERGY STAR logo in marketing and sales materials.

Point-of-Sale Marketing

- Display ENERGY STAR branded yard signs at your ENERGY STAR home
- Hang an ENERGY STAR branded flag at your model home
- Affix ENERGY STAR window clings on the front window of your model home
- Place an ENERGY STAR plaque or door mat at the threshold of your model home

- Include the ENERGY STAR logo on your sales sheets in model homes

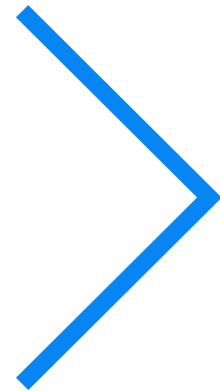
Advertising and Public Relations

- Include the ENERGY STAR logo in advertisements and Web sites
- Identify yourself as an ENERGY STAR Partner in your radio advertisements
- Promote your affiliation with ENERGY STAR in press releases

TNMP Website

Once at the website, consumers will find information about ENERGY STAR certified homes, and the homebuilders in their area who are constructing certified homes in the TNMP High–Performance Homes Program in 2025. All participating homebuilders will be listed, along with contact information and website address. All participating ENERGY STAR homebuilders will have available upon request ENERGY STAR promotional items for use at model homes. ENERGY STAR and TNMP High–Performance Homes branded yard signs.

Additionally, marketing materials are available through the National ENERGY STAR Program as well as the TNMP High–Performance Homes Program. To obtain program materials, please contact a member of the program staff. To obtain ENERGY STAR materials, visit <http://www.energystar.gov/> and click on Partner Resources. A variety of publications are available for ENERGY STAR Partners, including EPA’s ENERGY STAR New Homes brochure. Brochures and posters describing energy–efficient HVAC systems, duct sealing, and other topics are available as well.



Appendix A

TNMP Service Territory Zip Code List

This list is provided only as a general guide to the TNMP service territory. Some addresses within these ZIP codes may not be within the territory.

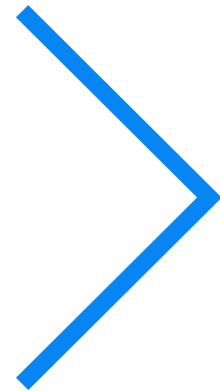
City	County	Zip	Local Office
Alvin	<i>Brazoria</i>	77511	<i>Alvin</i>
Alvin	<i>Brazoria</i>	77512	<i>Alvin</i>
Alvin	<i>Galveston</i>	77512	<i>Alvin</i>
Angleton	<i>Brazoria</i>	77515	<i>Angleton</i>
Anna	<i>Collin</i>	75409	<i>Whitewright</i>
Anna	<i>Grayson</i>	75409	<i>Pilot Point</i>
Archer County	<i>Archer</i>	76370	<i>Olney</i>
Aubrey	<i>Denton</i>	76227	<i>Pilot Point</i>
Bagwell	<i>Red River</i>	75412	<i>Bogata</i>
Bailey	<i>Fannin</i>	75413	<i>Whitewright</i>
Bailey	<i>Fannin</i>	75452	<i>Whitewright</i>
Bailey's Prairie	<i>Brazoria</i>	77515	<i>Angleton</i>
Barstow	<i>Ward</i>	79719	<i>Pecos</i>
Bells	<i>Grayson</i>	75414	<i>Whitewright</i>
Blossum	<i>Fannin</i>	75416	<i>Bogata</i>
Blossum	<i>Franklin</i>	75487	<i>Bogata</i>
Blossum	<i>Lamar</i>	75416	<i>Bogata</i>
Blossum	<i>Red River</i>	75416	<i>Bogata</i>
Blue Ridge	<i>Collin</i>	75407	<i>Princeton</i>
Blue Ridge	<i>Collin</i>	75424	<i>Princeton</i>
Bluff Dale	<i>Erath</i>	76433	<i>Glen Rose</i>
Blum	<i>Hill</i>	76627	<i>Whitney</i>
Bogata	<i>Fannin</i>	75417	<i>Bogata</i>
Bogata	<i>Lamar</i>	75417	<i>Bogata</i>
Bogata	<i>Red River</i>	75417	<i>Bogata</i>
Bosque County	<i>Bosque</i>	76634	<i>Clifton</i>
Brazoria County	<i>Brazoria</i>	77515	<i>Angleton</i>
Brazoria/Old Brazoria/Wild Peach Village	<i>Brazoria</i>	77422	<i>West Columbia</i>
Bryson	<i>Jack</i>	76427	<i>Bryson</i>
Byers	<i>Clay</i>	76357	<i>Nocona</i>
Byers	<i>Clay</i>	76377	<i>Nocona</i>
Carlton	<i>Erath</i>	76436	<i>Hico</i>
Carlton	<i>Hamilton</i>	76436	<i>Hico</i>
Celeste	<i>Fannin</i>	75423	<i>Whitewright</i>
Celeste	<i>Hunt</i>	75423	<i>Whitewright</i>
Celeste	<i>Hunt</i>	75452	<i>Whitewright</i>
Clay County	<i>Clay</i>	76255	<i>Nocona</i>
Clifton	<i>Bosque</i>	76634	<i>Clifton</i>

City	County	Zip	Local Office
Collin County	Collin	75407	Princeton
Comanche County	Comanche	76455	Hamilton
Cooke County	Cooke	76255	Nocona
Coppell (Dallas County)	Denton	75057	Lewisville
Coppell (Denton County)	Denton	75019	Lewisville
Coryell County	Coryell	76528	Gatesville
Covington	Hill	76636	Whitney
Coyanosa	Pecos	79730	Pecos
Crawford	Coryell	76638	Gatesville
Crawford	McClennan	76638	Valley Mills
Cross Roads	Denton	76258	Pilot Point
Cunningham	Lamar	75434	Bogata
De Leon	Bosque	76444	Hico
Dean	Clay	76377	Nocona
Denton County	Denton	75067	Lewisville
Deport	Fannin	75435	Bogata
Deport	Red River	75435	Bogata
Deport (Lamar Co.)	Lamar	75435	Bogata
Detroit	Fannin	75436	Bogata
Detroit	Lamar	75436	Bogata
Detroit	Red River	75436	Bogata
Dickinson/San Leon	Galveston	77539	Dickinson
Edgewood	Van Zandt	75117	Emory
Emory	Rains	75440	Emory
Emory	Van Zandt	75440	Emory
Erath County	Erath	76401	Strawn
Fannin County	Fannin	75491	Whitewright
Farmersville	Collin	75442	Princeton
Fort Stockton	Pecos	79735	Fort Stockton
Franklin County	Lamar	75436	Bogata
Friendswood	Brazoria	77546	Friendswood
Friendswood	Galveston	77546	Friendswood
Galveston County	Galveston	77511	Alvin
Gatesville	Coryell	76528	Gatesville
Gatesville	Coryell	76528	Gatesville
Gatesville	Hamilton	76538	Gatesville
Glen Rose	Somervell	76043	Glen Rose
Gordon	Erath	76453	Strawn
Gordon	Palo Pinto	76453	Strawn
Graham	Jack	76450	Olney
Graham	Young	76450	Olney
Granbury	Hood	76048	Glen Rose

City	County	Zip	Local Office
Grandview	Johnson	76050	Whitney
Grayson County	Grayson	76271	Pilot Point
Gustine	Comanche	76455	Hamilton
Hamilton	Hamilton	76531	Hamilton
Hamilton/Hasse	Hamilton	76442	Hamilton
Henrietta	Clay	76365	Nocona
Hico	Bosque	76457	Hico
Hico	Erath	76457	Hico
Hico	Hamilton	76457	Hico
Highland Village	Denton	75067	Lewisville
Hill County	Hill	76055	Whitney
Hillcrest Village	Brazoria	77511	Alvin
Holiday Lakes	Brazoria	77515	Angleton
Hood County	Hood	76476	Glen Rose
Hunt County	Hunt	75453	Emory
Iredell	Bosque	76649	Hico
Jack County	Jack	76459	Olney
Johnson County	Johnson	76031	Whitney
Jonesboro	Coryell	76538	Gatesville
Kermit	Winkler	79745	Kermit
Kopperl	Bosque	76652	Meridian
Krugerville	Denton	76227	Pilot Point
La Marque	Galveston	77568	LaMarque
Lamar County	Lamar	75435	Bogata
League City	Galveston	77573	League City
Leonard	Fannin	75452	Whitewright
Leonard	Hunt	75452	Whitewright
Lewisville	Denton	75029	Lewisville
Lewisville	Denton	75067	Lewisville
Lewisville (Dallas County)	Denton	75057	Lewisville
Lewisville (Denton Co.)	Denton	75057	Lewisville
Lewisville / Highland Village / Double Oak	Denton	75077	Lewisville
Loving	Young	76460	Olney
Lowry Crossing	Collin	75407	Princeton
Matagorda County	Matagorda	77480	Sweeny
McLennan County	McClennan	76689	Valley Mills
Megargel	Archer	76370	Olney
Meridian	Bosque	76665	Meridian
Mingus	Palo Pinto	76463	Strawn
Montague	Montague	76251	Nocona
Montague county	Montague	76255	Nocona
Morgan	Bosque	76671	Meridian

City	County	Zip	Local Office
Nemo	<i>Somervell</i>	76070	<i>Glen Rose</i>
Newcastle	<i>Young</i>	76372	<i>Olney</i>
Nocona	<i>Montague</i>	76255	<i>Nocona</i>
Old Ocean	<i>Brazoria</i>	77463	<i>Sweeny</i>
Olney	<i>Archer</i>	76374	<i>Olney</i>
Olney	<i>Jack</i>	76374	<i>Olney</i>
Olney	<i>Young</i>	76374	<i>Olney</i>
Palo Pinto County	<i>Palo Pinto</i>	76453	<i>Strawn</i>
Pattonville	<i>Fannin</i>	75468	<i>Bogata</i>
Pattonville	<i>Lamar</i>	75468	<i>Bogata</i>
Pearland	<i>Brazoria</i>	77584	<i>Friendswood</i>
Pearland	<i>Brazoria</i>	77588	<i>Friendswood</i>
Pearland	<i>Galveston</i>	77584	<i>Friendswood</i>
Pearland	<i>Galveston</i>	77588	<i>Friendswood</i>
Pearland/Brookside Village	<i>Brazoria</i>	77581	<i>Friendswood</i>
Pearland/Brookside Village	<i>Galveston</i>	77581	<i>Friendswood</i>
Pecos	<i>Reeves</i>	79772	<i>Pecos</i>
Pecos County	<i>Pecos</i>	79735	<i>Fort Stockton</i>
Pecos/Verhalen	<i>Reeves</i>	79772	<i>Pecos</i>
Petrolia	<i>Clay</i>	76377	<i>Nocona</i>
Pilot Point	<i>Cooke</i>	76258	<i>Pilot Point</i>
Pilot Point	<i>Denton</i>	76258	<i>Pilot Point</i>
Pilot Point	<i>Grayson</i>	76258	<i>Pilot Point</i>
Point	<i>Rains</i>	75472	<i>Emory</i>
Princeton	<i>Collin</i>	75407	<i>Princeton</i>
Pyote	<i>Ward</i>	79777	<i>Pecos</i>
Rainbow	<i>Somervell</i>	76077	<i>Glen Rose</i>
Rains County	<i>Rains</i>	75440	<i>Emory</i>
Randolph	<i>Fannin</i>	75475	<i>Whitewright</i>
Red River County	<i>Red River</i>	75417	<i>Bogata</i>
Reeves County	<i>Reeves</i>	79772	<i>Pecos</i>
Ringgold	<i>Montague</i>	76261	<i>Nocona</i>
Rio Vista	<i>Hill</i>	76093	<i>Whitney</i>
Rio Vista	<i>Johnson</i>	76093	<i>Whitney</i>
Saint Jo	<i>Montague</i>	76265	<i>Nocona</i>
Sanderson	<i>Terrell</i>	79848	<i>Sanderson</i>
Santo	<i>Palo Pinto</i>	76472	<i>Strawn</i>
Somervell County	<i>Somervell</i>	76043	<i>Glen Rose</i>
South Mountain	<i>Coryell</i>	76528	<i>Gatesville</i>
Stephens Co. – Eliasville	<i>Stephens</i>	76438	<i>Olney</i>
Strawn	<i>Palo Pinto</i>	76475	<i>Strawn</i>
Sweeny/Ashwood/Sugar Valley	<i>Brazoria</i>	77480	<i>Sweeny</i>

City	County	Zip	Local Office
Talco	<i>Red River</i>	75487	<i>Bogata</i>
Terrell County	<i>Terrell</i>	78851	<i>Sanderson</i>
Texas City	<i>Galveston</i>	77591	<i>Texas City</i>
Texas City	<i>Galveston</i>	77592	<i>Texas City</i>
Texas City Control Area	<i>Galveston</i>	76634	<i>Texas City</i>
Texas City/Meskill	<i>Galveston</i>	77590	<i>Texas City</i>
Tioga	<i>Grayson</i>	76271	<i>Pilot Point</i>
Titus County	<i>Titus</i>	75487	<i>Bogata</i>
Tolar	<i>Hood</i>	76476	<i>Glen Rose</i>
Tom Bean	<i>Grayson</i>	75489	<i>Whitewright</i>
Toyah	<i>Reeves</i>	79785	<i>Pecos</i>
Trenton	<i>Fannin</i>	75452	<i>Whitewright</i>
Trenton	<i>Fannin</i>	75490	<i>Whitewright</i>
Valley Mills	<i>Coryell</i>	76689	<i>Valley Mills</i>
Valley Mills (Bosque Co.)	<i>Bosque</i>	76689	<i>Valley Mills</i>
Valley Mills (McClennan Co.)	<i>McClennan</i>	76689	<i>Valley Mills</i>
Van Zandt County	<i>Van Zandt</i>	75117	<i>Emory</i>
Walnut Springs	<i>Bosque</i>	76690	<i>Meridian</i>
Ward County	<i>Ward</i>	79788	<i>Kermit/Pecos</i>
West Columbia/East Columbia	<i>Brazoria</i>	77486	<i>West Columbia</i>
Westminster	<i>Collin</i>	75485	<i>Whitewright</i>
Whitewright	<i>Collin</i>	75491	<i>Whitewright</i>
Whitewright (Fannin Co.)	<i>Fannin</i>	75491	<i>Whitewright</i>
Whitewright (Grayson Co.)	<i>Grayson</i>	75491	<i>Whitewright</i>
Whitney	<i>Hill</i>	76692	<i>Whitney</i>
Wichita Falls	<i>Clay</i>	76301	<i>Nocona</i>
Wickett	<i>Ward</i>	79788	<i>Kermit</i>
Wink	<i>Winkler</i>	79789	<i>Kermit</i>
Winkler County	<i>Ward</i>	79745	<i>Kermit</i>
Winkler County	<i>Winkler</i>	79745	<i>Kermit</i>
Young Co. – Eliasville	<i>Young</i>	76438	<i>Olney</i>
Young County	<i>Young</i>	76374	<i>Olney</i>



Appendix B

Program Resources

TNMP Energy Efficiency Programs Website:

<http://www.tnmpefficiency.com>

National ENERGY STAR® Program:

<http://www.energystar.gov>

National ENERGY STAR® v3.1 and 3.2 Guidelines:

<https://www.energystar.gov/partner-resources/residential-new/national-page>

ENERGY STAR® Certified Smart Thermostats:

<https://www.energystar.gov/productfinder/product/certified-connected-thermostats>

ACCA Approved Load Calculation Software:

<https://www.acca.org/standards/approved-software>

Residential Energy Services Network:

<http://www.resnet.us>

TNMP P3 Portal:

<https://tnmp.p3.enertrek.com>

Ekotrope:

<https://www.ekotrope.com>

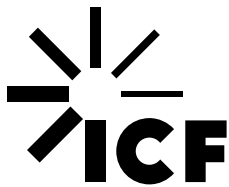
AHRI Directory:

<https://www.ahridirectory.org>

ESID Lookup:

<https://electricityplans.com/texas/esid-lookup>

<https://wattbuy.com/esi-lookup/en>



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