

# What a Long, Strange Trip It Has Been

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Steve Baden, RESNET® Executive Director

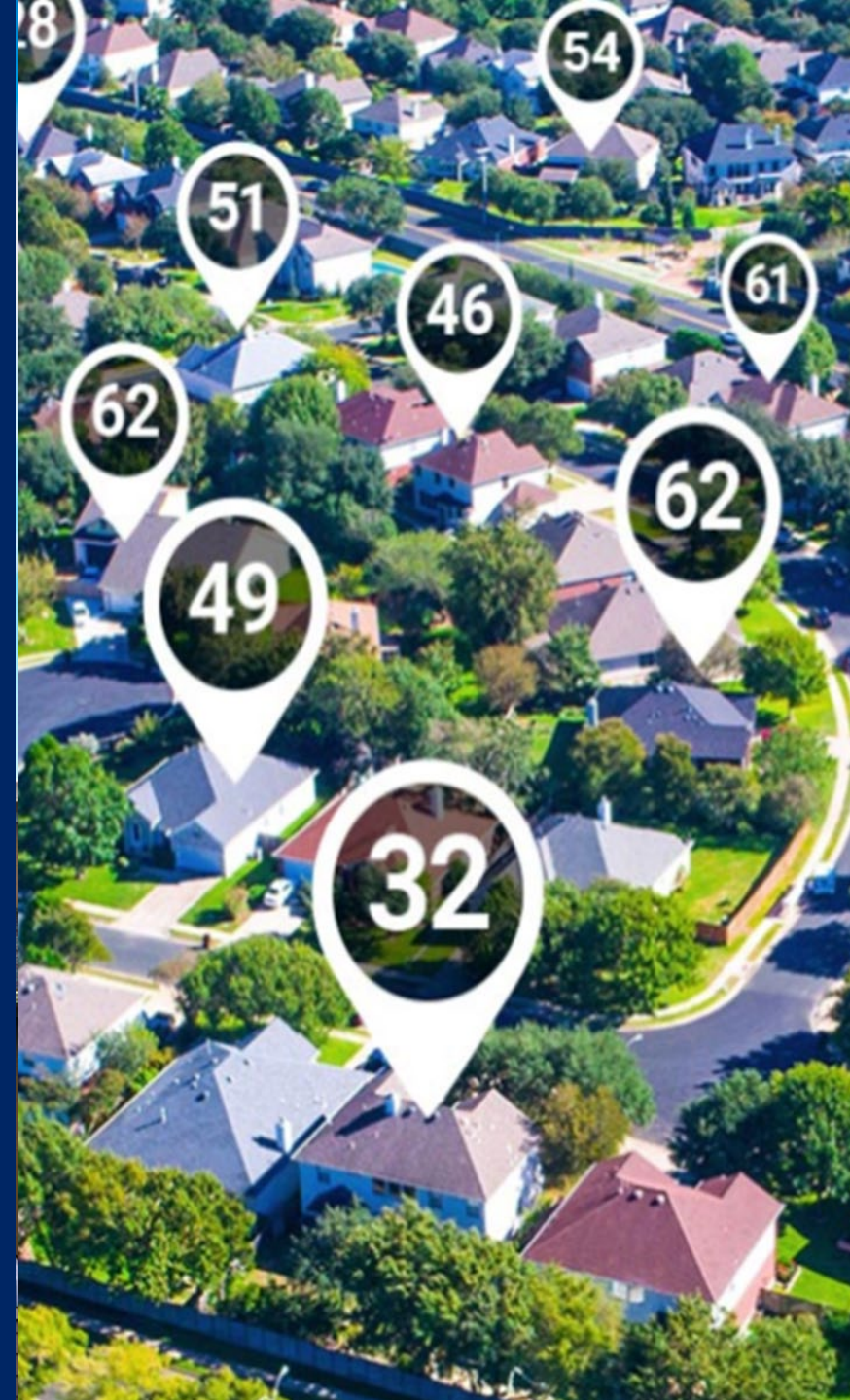
**RESNET**<sup>®</sup>  
RESIDENTIAL ENERGY SERVICES NETWORK



# What a Long, Strange Trip It Has Been

## My Journey with Energy

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# First Introduction to Energy Policy in College - 1975



While a PHD student at the University of Kansas took seminar on the causes of World War II. Was during time for Arab oil boycott. On way to class heard on the radio US Secretary of State Henry Kissinger stating that cutting off oil to US would be considered as an act of war.

Did paper on what drove Japan to bomb Pearl Harbor – US cut off oil shipments to Japan. 85% of Japan's oil imported from us. Gave birth to my interest in energy policy

# Second was the 1976 Jimmy Carter Presidential Campaign

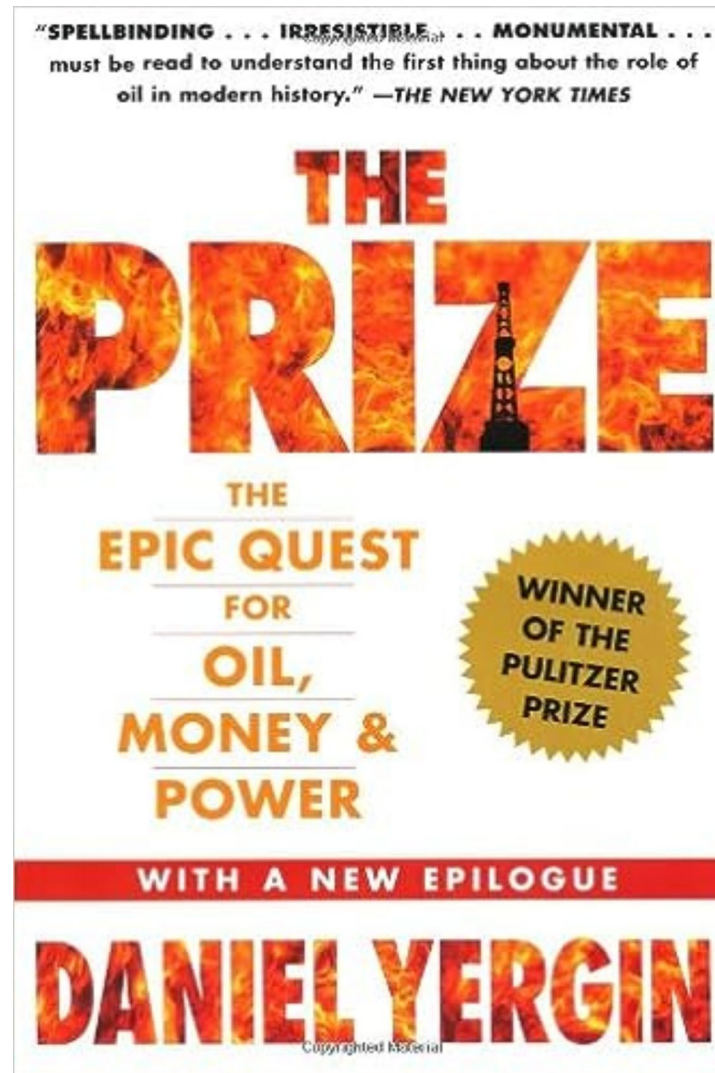


Managed Carter campaign in Eastern Montana

Coordinated rally in Billings in which Jimmy Carter discussed atmospheric pollution and the role that energy played.

Rekindled interest in energy policy.

# Third Inspiration - "The Prize"



# 1977 - VISTA Volunteer in Alaska



After excitement of presidential campaign, did not want to go back to college and did not want to move to DC. Had not served my country.

Instead joined Volunteers In Service to America (VISTA), US version of Peace Corps, and worked on developing energy efficiency programs in Alaska. Traveled to rural areas of state by small plane and ferry.

# 1978 – 1996 State of Alaska



Gave Keynote at UK National Home Energy Rating Conference in 1992

Became Director of States' Energy Efficiency Programs.

Helped launch nation's first state-wide home energy rating program – Energy Rated Homes of Alaska.

Also led legislation that tied in energy code compliance to a home energy rating – a first in the nation and internationally recognized

# 1996 RESNET



Co-founded RESNET in 1995.

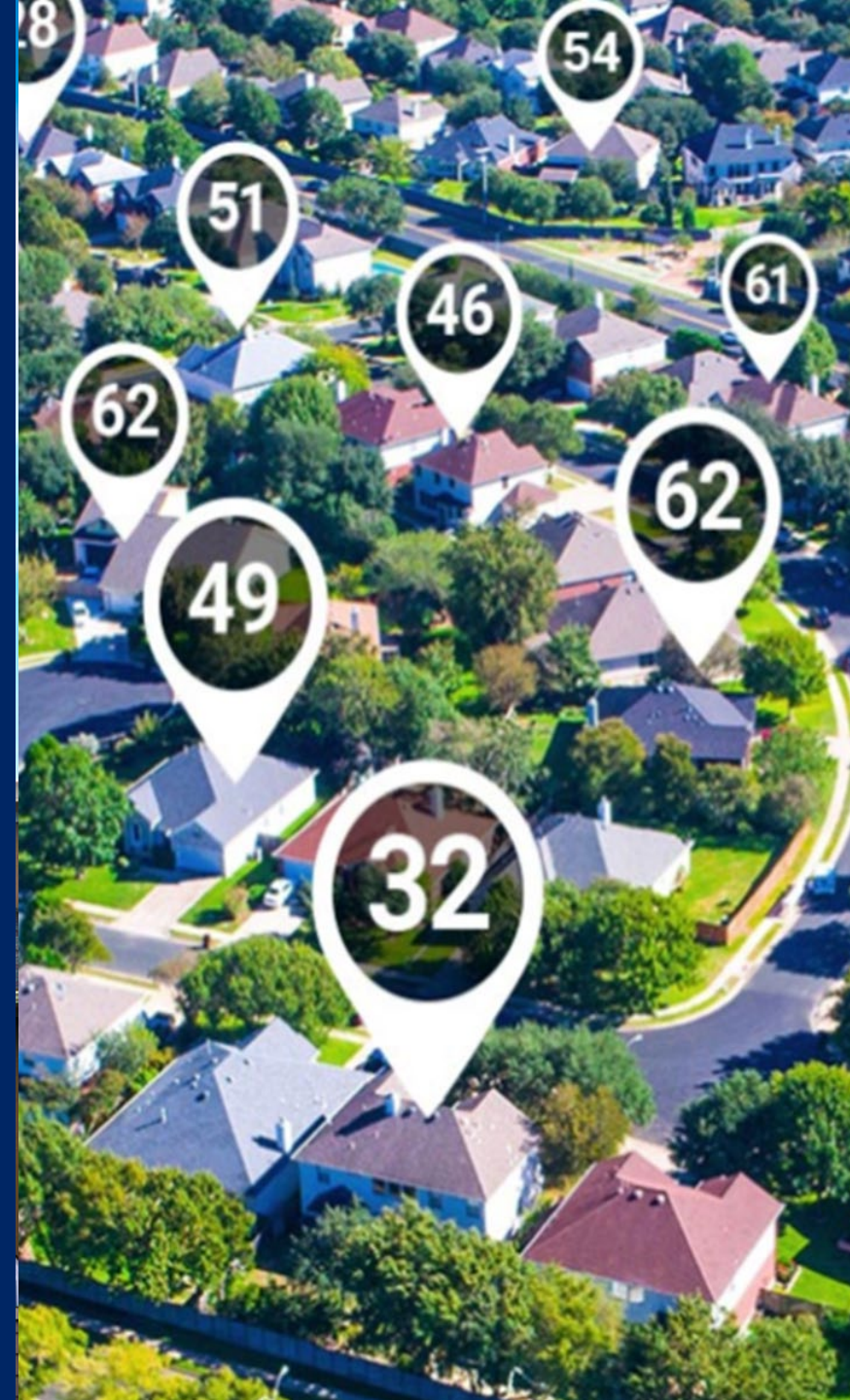
Became Executive Director in 1996.

When I became Executive Director Rating Programs only in 12 states and less than 10,000 homes rated in U.S. annually.

# What a Long, Strange Trip It Has Been

## RESNET and HERS Industry Journey

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# Before RESNET

- \* Individual state programs (Alaska, Arkansas, California, Colorado, Florida, Indiana, Iowa, Louisiana, Mississippi, Rhode Island, Vermont and Virginia)
- \* No national standard
- \* Not widely recognized by national production builders, mortgage finance nor real estate industry
- \* Not recognized by any federal energy above code program
- \* Except for Alaska not recognized in energy codes

# RESNET Early Beginnings

## RESNET Staff 2014



# RESNET Milestones

1995 - Representatives of the national mortgage industry, the National Association of State Energy Officials, and Energy Rated Homes of America founded RESNET to develop national standards for home energy ratings

1998 - RESNET adopts the Mortgage Industry National Home Energy Rating Standards & starts accrediting Rating Quality Assurance Providers

2002 - RESNET became incorporated as a 501 (c) (3) non-profit membership organization governed by elected Board of Directors

2012 - First million homes HERS Index rated

2017 – Second million homes HERS Index rated

2022 – Third million homes HERS Index rated

2024 – Fourth million homes HERS Index rated

# RESNET Today



4 Million Homes  
and Counting!

**4,730,808**

Homes HERS®-rated to date

# RESNET Today



436,798 Homes Rated in 2024



5,987 Homes Rated in 2024

# RESNET Legacy

- Over 4.7 million Homes HERS Rated and counting
- RESNET's standards referred to in the IECC
- Collaboration with International Code Council (ICC) to make HERS Raters the “go-to-source” for code compliance
- RESNET Quality Assurance seeing as “Gold Standard” for industry
- RESNET National Building Registry
- Dynamic collaborations:
  - Leading Builders of America
  - National Association of Home Builders
  - ICC
  - International Habitat for Humanity

# RESNET Legacy

- RESNET/Appraisal Institute Appraiser Portal
- HERS Raters verification for Fannie Mae & Freddie Mac Green Bond Mortgage programs
- RESNET verification for new VA Veterans Home Loan energy mortgage legislation

## Coming Soon

- RESNET Standard 1550 calculation of embodied carbon in home building materials

# RESNET/ICC Collaboration

## Elements of ICC/RESNET Collaboration

- Covers 2008 – 2024 IECC versions
  - ventilation and air infiltration and duct leakage testing
  - Overall U-Value trade off
  - Section 405 – Performance
  - Section 406 – Energy Rating Index
- HERS Raters with ICC IECC/HERS Compliance Specialist to undertake modeling, inspection and testing (RFIs could complete inspections and testing)
- Entered into RESNET accredited software
- Produces ICC single page compliance certificate with QR code of code official dashboard
- Data entered into RESNET National Registry
- Homes subject to RESNET quality assurance oversight

# ICC IECC/HERS Compliance Specialist Certification

## A New Certification Designation

- IECC/HERS Compliance Specialist designation was launched
- A New Gold Standard that verified code compliance competency



# ICC IECC/HERS Compliance Specialist Certification

## Training Program Designed for RESNET Members

- Residential Energy Inspector/Plans Examiner 79 Online Prep Course
- Comprehensive online, on-demand training on energy code verification
- Partnership of ICC and BER
- Available now on ICC Learning Center
- Onsite Training offered at RESNET Conferences

AVAILABLE NOW!  
New training helps  
prepare you for  
IECC/HERS Compliance  
Specialist Designation



# If You Do Not Know Where You Are Going – Anywhere Will Get You There

The process for the recruitment of a new Executive Director is underway.

RESNET Board has adopted and posted on the RESNET website the following basic concepts:

- Where is RESNET heading?
- What is the Uniqueness and Culture of RESNET?
- What are RESNET Assets?

# Future is Bright for RESNET & the HERS Industry

RESNET Board has an audacious goal of having a million homes RESNET rated annually by the end of 2028

## Drivers

- Raters go-to-source for energy code compliance
- Build to Rent movement
- Green Bond mortgages
- Documenting energy performance for mortgage loans (VA model)
- Public traded builders & developers sustainability reporting
- HERS Rating of Off Site Construction

# What A Long & Strange Trip It's Been for Me



1977



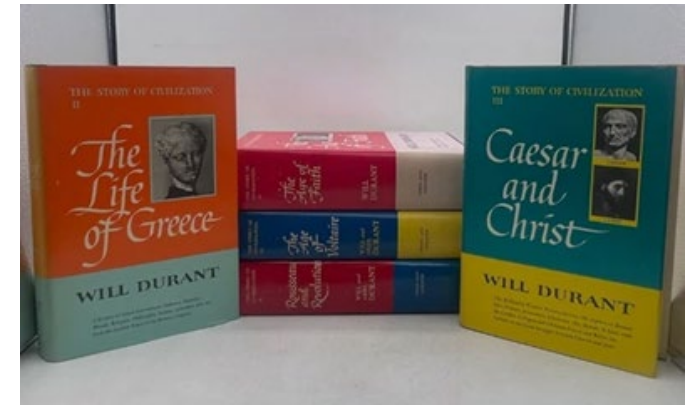
2025

# My Next Journey

I will be retiring as the RESNET Board Executive Director on December 31, 2025

# My Next Journey

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# Thank you – It's Been a Great Ride – But We Are Not Done Yet



# Challenge to the HERS Industry

Build on the platform achieved since RESNET founded in 2006 and achieve the audacious goals set by RESNET Board

Move onward and upward!