



**BSR/ASHRAE/IES Addendum m
to ANSI/ASHRAE/IES Standard 90.1-2025**

Public Review Draft

**Proposed Addendum m to
Standard 90.1-2025, Energy Standard
for Sites and Buildings Except Low-
Rise Residential Buildings**

**First Public Review (August 2026)
(Draft Shows Proposed Changes to Current Standard)**

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FOREWORD

The addendum updates modeling rules and compliance calculations for projects following Section 12 Energy Cost Budget method (ECB) and Appendix G Performance Rating Method (PRM) to account for several energy credits in Section 11 that cannot be modeled either due to the current rules (e.g., not modeling distribution losses), or because savings are not physics-based (e.g., submetering). The proposed addendum addresses the issue by allowing projects to account for the relevant non-modelled measures by integrating them into compliance calculations. The methodology uses the number of points associated with non-modellable credits as a proxy for proposed design energy cost savings by assuming that each point is equivalent to 0.1% energy cost savings

This addendum impacts an optional performance path in the standard designed to provide increased flexibility and therefore was not subjected to cost effectiveness analysis.

[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~striketrough~~ (for deletions) except where the reviewer instructions specifically describe some other means of showing the changes. Only these changes to the current standard are open for review and comment at this time. Additional material is provided for context only and is not open for comment except as it relates to the proposed changes.]

Addendum m to 90.1-2025

Update Section 12.2 with the following changes:

12.2 Compliance. The proposed *building* design shall comply with all of the following:

- Sections 4.2.3, 4.2.4, 5.2.1, 6.2.1, 7.2.1, 8.2.1, 9.2.1, and 10.2.1.
- The *design energy cost* shall comply with the following:

Design Energy Cost $\times (1 - EC_{ach}/1000) \leq \text{Energy Cost Budget} \times (1 - EC_{req}/1000 \times A_{adj})$

$$\text{Design Energy Cost} \times \left(\frac{1 - EC_{ach}}{1000} \right) \leq \text{Energy Cost Budget} \times \left(\frac{1 - EC_{req}}{1000} \right) \times A_{adj}$$

where

EC_{ach} = the total achieved *energy credits* from tables 11.5.3-1 to 11.5.3-9 for measures listed in Table 12.2 that are included in the design but excluded from modeling. The number of the achieved *energy credits* shall be determined following Section 11.5.2.

EC_{req} = *energy credits* required for the *building* in accordance with Section 11.5.1

A_{adj} = where the project includes *additions* or *alterations* use an adjustment factor as follows; otherwise use 1.0:

$$A_{adj} = \frac{\text{Addition Gross Floor Area} + \text{Alteration Gross Floor Area}}{\text{Modeled Gross Floor Area}}$$

Design energy cost = as calculated in Section 12.5

Energy cost budget = as calculated in Section 12.5

Table 12.2 Energy Efficiency Credits Excluded From Modeling

Credit Measure	Section
W04: SWH Pipe Insulation	11.5.2.3.2
W05: Point-of-Use Water Heater	11.5.2.3.3 (a)
W06: Thermostatic Balancing Valves	11.5.2.3.3 (b)
W07: Service Hot-Water Submeters	11.5.2.3.4
P01: Energy Monitoring	11.5.2.4
Q03: Fault Detection and Diagnostics System	11.5.2.7.3
G08: Electric Vehicle Charging Load Management	11.5.2.8.8
G09: Electric Vehicle Power Export	11.5.2.8.9

Update Appendix G1.2.2 for

G1.2.2 Performance Rating Calculation. The performance of the *proposed design* is calculated in accordance with provisions of this appendix using the following formula:

Performance Cost Index = *Proposed building performance* $\times (1 - EC_{ach}/1000)$ / *Baseline building performance*

Both the *proposed building performance* and the *baseline building performance* shall include all end-use load components within and associated with the *property* when calculating the Performance Cost Index.

EC_{ach} = the total achieved *energy credits* from tables 11.5.3-1 to 11.5.3-9 for measures listed in Table 12.2 that are included in the design but excluded from modeling. The number of the achieved *energy credits* shall be determined following Section 11.5.2.

