

Qualifications for Completing a Zero-Over-Time (ZOT) Audit

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As development projects pursue the option to complete a Zero-Over-Time rehabilitation / renovation, it is important to work with a capable and experienced auditor or energy rater. To help development teams identify a consultant, **the following minimum qualifications are suggested** so your consultant can meet the technical requirements and deliverables.

1. Degree or Equivalent Experience:
 - I. Bachelor's degree (or higher) in engineering, architecture, environmental science, or a related field (e.g., mechanical, electrical, civil engineering).
 - II. In the absence of a degree, equivalent experience in building systems, energy management, engineering design, construction management, or related technical areas may be considered, typically at least 5–10 years of relevant experience.
2. At least one (1) of the following Relevant Certifications:
 - I. Certified Energy Manager (CEM), Professional Engineer (PE), Certified Energy Auditor (CEA), LEED Professional Credentials, ASHRAE Building Energy Modeling Professional (BEMP), ASHRAE Certified Decarbonization Professional (CDP), ASHRAE High-Performance Building Design Professional (HBDP), ASHRAE Building Energy Assessment Professional (BEAP), Building Performance Institute (BPI) certifications such as Building Performance Institute (BPI) Building Analyst (BA), BPI Building Analyst Professional (BA-P), BPI Building Analyst Technician (BA-T), BPI Energy Auditor, or BPI Multifamily Building Analyst, Residential Energy Services Network (RESNET) certified Home Energy Rating System (HERS) Raters
3. Experience with Energy Audits:
 - I. Minimum of 3-5 years of experience conducting energy audits, with specific experience in building systems, HVAC, lighting, and electrical systems, as well as renewable energy technologies
 - II. Experience in conducting energy audits that adhere to established standards, such as ASHRAE or local energy regulations

Conclusion

The minimum qualifications for executing an energy audit and delivering comprehensive decarbonization strategies should combine technical expertise, industry certifications, and the ability to deliver actionable, financially sound, and safety-conscious recommendations. It's essential to rely on certified and experienced professionals, ideally those with recognized certifications (CEM, CEA, LEED, ASHRAE) and experience with energy modeling, renewable energy integration, and climate resilience. By ensuring these qualifications are met, organizations can be confident in receiving high-quality audit results that align with their sustainability and carbon reduction goals.