



DOE Challenge Home Washington Program Requirements

9-1-2013

To qualify as a DOE Challenge Home, a home shall meet the minimum requirements specified below, be verified and field-tested in accordance with HERS Standards by an approved verifier, and meet all applicable codes. Builders may meet the requirements of either the Performance Path or the Prescriptive path to qualify a home.¹ Single family detached and attached dwelling units, and dwelling units in multifamily buildings with 3 stories or fewer above-grade^{2,3} are eligible for qualification.

DOE Challenge Home Prescriptive Path

The prescriptive path provides a single set of measures that can be used to construct a DOE Challenge Home labeled home. Modeling is not required, but no tradeoffs are allowed. Follow these steps to use the prescriptive path:

1. Assess eligibility by using the number of bedrooms in the home to be built to determine the conditioned floor area (CFA) of the Benchmark Home, Exhibit 3. If the CFA of the home to be built exceeds this value, the performance path shall be used.
2. Verify that all requirements have been met using an approved verifier.⁴

All home certified through the Prescriptive Path shall be submitted to DOE (email: doechallengehome@newportpartnersllc.com).

DOE Challenge Home Performance Path

While all mandatory requirements for labeled homes in Exhibit 1 shall be met, the performance path provides flexibility to select a custom combination of measures that meet performance level of the DOE Challenge Home HERS Target Home (Exhibit 2). Modeling is required, but measures can be optimized for each particular home or builder. Follow the steps below to use the performance path with RESNET-accredited Home Energy Rating Software programs:

1. The HERS Index of the DOE Challenge Home Target Home is determined. The DOE Challenge Home Target Home is identical to the home that will be built, except that it is configured with the energy efficiency features of the DOE Challenge Home Target Home as defined in Exhibits 1, and 2. Note, any state energy code requirements that exceed those specified on Exhibit 2 take precedence for purposes of determining the DOE Challenge Home Target Home⁵. The HERS Index of the Target Home is automatically calculated in accordance with the RESNET Mortgage Industry National Home Energy Rating Standards.
2. A size modification factor is next calculated using the following equation:

$$\text{Size Modification Factor} = \left[\frac{\text{CFA}_{\text{Benchmark Home}}}{\text{CFA}_{\text{Home To Be Built}}} \right]^{0.25}, \text{ but not to exceed } 1.0$$

Where:

$\text{CFA}_{\text{Benchmark Home}}$ = Conditioned Floor Area of the Benchmark Home, using Exhibit 3
 $\text{CFA}_{\text{Home to be Built}}$ = Conditioned Floor Area of the Home to be Built

Since the Size Modification Factor cannot exceed 1.0, it only modifies the HERS Index score for homes larger than the CFA of the Benchmark Home.

3. The HERS Index of the DOE Challenge Home Target Home is calculated next⁶:

$$\text{Challenge Home HERS Target} = \text{HERS Index of Challenge Home Target Home} \times \text{Size Modification Factor}$$

4. Complete HERS software calculations for preferred set of energy measures and verify resulting HERS Index Score at or below DOE Challenge Home Target Home HERS Index Score modified, as required, for house size.
5. Construct the home using measures that result in a HERS Index at or below the DOE Challenge Home HERS Target, calculated above, and the mandatory requirements for all labeled homes, Exhibit 1.
6. Verify that all requirements have been met using an approved verifier.

All homes certified through the Performance Path shall be submitted to DOE by submitting the compliance verification report to doechallengehome@newportpartnersllc.com.



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Exhibit 1: DOE Challenge Home Mandatory Requirements for All Labeled Homes

Area of Improvement	Mandatory Requirements
1. ENERGY STAR for Homes Baseline	<input type="checkbox"/> Certified under Northwest ENERGY STAR Qualified Homes Version 3 ^{7, 8} <input type="checkbox"/> Certification includes all required Northwest ENERGY STAR Homes Version 3 Checklists
2. Envelope⁹	<input type="checkbox"/> Fenestration shall meet or exceed latest ENERGY STAR requirements ^{10, 11} <ul style="list-style-type: none"> ○ Skylight Fenestration shall meet or exceed 2012 Washington State Energy Code levels (Tables 402.1.1 and 402.1.3) or the latest ENERGY STAR requirements, whichever is more stringent <input type="checkbox"/> Windows ≤ 0.25 U-Value <input type="checkbox"/> Ceiling, wall, floor, and slab insulation shall meet or exceed the 2012 Washington State Energy Code levels (Tables 402.1.1 and 402.1.3) ¹² <input type="checkbox"/> Wall U-Value must be ≤ 0.043 (e.g. R-21 wall insulation AND R-5 continuous foam)
3. Duct System	<input type="checkbox"/> Ducts located within the home's thermal and air barrier boundary ¹³
4. Water Efficiency	<input type="checkbox"/> Hot water delivery systems shall meet efficient design requirements ¹⁴
5. Lighting & Appliances¹⁵	<input type="checkbox"/> All installed refrigerators, dishwashers, and clothes washers are ENERGY STAR qualified. <input type="checkbox"/> 80% of lighting fixtures are ENERGY STAR qualified or ENERGY STAR lamps (bulbs) in minimum 80% of sockets <input type="checkbox"/> All installed bathroom ventilation and ceiling fans are ENERGY STAR qualified
6. Indoor Air Quality	<input type="checkbox"/> EPA Indoor airPLUS Verification Checklist and Construction Specifications ^{8,16}
7. Renewable Ready¹⁷	<input type="checkbox"/> EPA Renewable Energy Ready Home Solar Electric Checklist and Specifications ¹⁸ <input type="checkbox"/> EPA Renewable Energy Ready Home Solar Thermal Checklist and Specifications ¹⁹
8. HVAC	<input type="checkbox"/> ≥ 94 AFUE gas furnace (≥ 10 HSPF/15 SEER heat pump alternative accepted) ²⁰
9. Water Heating	<input type="checkbox"/> ≥ 0.82 EF Gas Water Heater or > 2.0 EF Water Heater or an ENERGY STAR Solar Water Heater ²⁰



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Exhibit 2: DOE Challenge National Home Target Home

Note: Exhibit 2 is for information only. It does not represent a prescriptive path as it does in the National Program. It represents the overall energy performance target for a DOE Challenge Home. ^{5, 21}

HVAC Equipment ²²			
	Hot Climates (2012 IECC Zones 1,2) ²³	Mixed Climates (2012 IECC Zones 3, 4 except Marine)	Cold Climates (2012 IECC Zones 4 Marine 5,6,7,8)
AFUE	80%	90%	94%
SEER	18	15	13
HSPF	8.2	9	10 ²⁴
Geothermal Heat Pump	ENERGY STAR EER and COP Criteria		
ASHRAE 62.2 Whole-House Mechanical Ventilation System	1.4 cfm/W; no heat exchange	1.4 cfm/W; no heat exchange	1.2 cfm/W; heat exchange with 60% SRE
Insulation and Infiltration			
<ul style="list-style-type: none"> Insulation levels shall meet the 2012 IECC and achieve Grade 1 installation, per RESNET standards. Infiltration²⁵ (ACH50): 3 in CZ's 1-2 2.5 in CZ's 3-4 2 in CZ's 5-7 1.5 in CZ 8 			
Windows ^{26, 27}			
	Hot Climates (2012 IECC Zones 1,2,)	Mixed Climates (2012 IECC Zones 3, 4 except Marine)	Cold Climates (2012 IECC Zones 4 Marine 5,6,7,8)
SHGC	0.25	0.27	any
U-Value	0.4	0.3	0.27
Water Heater			
ENERGY STAR minimum; for heating oil water heaters use EF = 0.60			
Thermostat ²⁸			
<ul style="list-style-type: none"> Programmable thermostat (except for zones with radiant heat) 			
Lighting & Appliances			
<ul style="list-style-type: none"> For purposes of calculating the DOE Challenge Home Target Home HERS Index, homes shall be modeled with an ENERGY STAR dishwasher, ENERGY STAR refrigerator, ENERGY STAR ceiling fans, and ENERGY STAR lamps (bulbs) in 80% of sockets or 80% of lighting fixtures are ENERGY STAR Qualified. 			

Exhibit 3: Benchmark Home Size²⁹

Bedrooms in Home to be Built	0	1	2	3	4	5	6	7
Conditioned Floor Area Benchmark Home	1,000	1,000	1,600	2,200	2,800	3,400	4,000	4,600

Footnotes:

¹ In the event that a Rater is not able to determine whether an item is consistent with the intent of a provision, (e.g., an alternative method of meeting a checklist requirement has been proposed), then the Rater shall consult their Provider. If the Provider also cannot make this determination, then the Rater or Provider shall report the issue to DOE prior to project completion at: doechallengehome@newportpartnersllc.com and will typically receive an initial response within 5 business



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days. If DOE believes the current program guidelines are sufficiently clear to determine whether the intent has been met, then this guidance will be provided to the Partner and enforced beginning with the house in question. However, if DOE believes the program guidelines require revisions to make the intent clear, then this guidance will be provided to the Partner but only enforced for homes permitted after a specified transition period after the release of the revised guidelines, typically 60 days in length. This process will allow DOE to make formal policy decisions as Partner questions arise and to disseminate these policy decisions through the periodic release of revised program documents to ensure consistent application of the program guidelines.

² A dwelling unit, as defined by the 2012 IECC, is a single unit that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

³ Any above-grade story with 20% or more occupiable space, including commercial space, shall be counted towards the total number of stories for the purpose of determining eligibility to participate in the program. The definition of an 'above-grade story' is one for which more than half of the gross surface area of the exterior walls is above-grade. All below-grade stories, regardless of type, shall not be included when evaluating eligibility. Per ASHRAE 62.2-2010, occupiable space is any enclosed space inside the pressure boundary and intended for human activities or continual human occupancy, including, but not limited to, areas used for living, sleeping, dining, and cooking, toilets, closets, halls, storage and utility areas, and laundry areas.

⁴ The term 'Rater' refers to the person completing the third-party inspections required for qualification. This party may be a certified Home Energy Rater, Rating Field Inspector, BOP Inspector, or an equivalent designation as determined by a Verification Oversight Organization such as RESNET, the State Certifying Organization, or the Northwest ENERGY STAR program.

⁵ State energy code specifications that exceed the DOE Challenge Home National Program Requirements always take precedence and shall be used instead of DOE Challenge Home specifications to determine DOE Challenge Home compliance. Mandatory insulation requirements in Exhibit 1 will be updated to reflect the specifications of the 2015 IECC within 6 months of the 2015 IECC publication date assuming the 2015 IECC is more stringent than the 2012 Washington State Energy Code (WSEC). As the 2015 WSEC is finalized, Mandatory insulation requirements in Exhibit 1 will be updated to reflect WSEC Insulation requirements or 2015 IECC insulation requirements, whichever is more stringent. DOE will maintain a list of state-specific compliance requirements and timelines on the DOE Challenge Home website.

⁶ On-site power generation may not be used to qualify a home for the DOE Challenge Home Target Home requirements, but can be used to achieve additional HERS Index Score reductions needed for homes larger than the Benchmark Home.

⁷ Consistent with the ENERGY STAR for Homes V3 allowance for sampling, the Thermal Enclosure System Rater Checklist and the HVAC System Quality Installation Rater Checklist shall be permitted to be completed for a batch of homes using a RESNET-approved sampling protocol. The Indoor airPLUS Verification Checklist may also be completed using a RESNET-approved sampling protocol. Sampling shall not be permitted to complete the HVAC System Quality Installation Contractor Checklist.

With respect to Provision 2.2 within the ENERGY STAR Qualified Homes, Version 3 (REV06) Thermal Enclosure System Rater Checklist: where ceiling, wall, or floor assembly insulation is installed "blind" between layers of sheathing and therefore cannot be visually inspected, such assemblies are deemed equivalent to a RESNET-defined Grade 1 installation if the assembly insulation level is at least 50% greater than the specified value for the DOE Challenge Home Target Home, based on nominal R-value.

⁸ For homes achieving PHIUS+ certification, DOE will allow compliance with the 2012 IRC kitchen ventilation airflow rates (M 1507.4) as an alternative to those specified within ASHRAE 62.2. This alternative will remain in effect while DOE works to develop an ASHRAE 62.2-compliant solution optimized for very low-load homes.



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⁹ Building envelope assemblies, including exterior walls and unvented attic assemblies (where used), shall comply with the relevant vapor retarder provisions of the 2012 International Residential Code.

¹⁰ Windows shall meet the ENERGY STAR Window Product Criteria which are in force at the time of the final rating inspection. See [www.energystar.gov/windows for current ENERGY STAR Window Product Criteria](http://www.energystar.gov/windows_for_current_ENERGY_STAR_Window_Product_Criteria). Where triple glazed window assemblies with thermal breaks/spacers between the panes are used, such windows are deemed to meet this requirement even in the absence of an ENERGY STAR certification.

¹¹ Fenestration shall meet the applicable ENERGY STAR Window Product Criteria for U and SHGC, with the following exceptions:

- a. An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements;
- b. An area-weighted average of fenestration products $\geq 50\%$ glazed shall be permitted to satisfy the SHGC requirements;
- c. 15 square feet of glazed fenestration per dwelling unit shall be exempt from the U-factor and SHGC requirements, and shall be excluded from area-weighted averages calculated using a) and b), above;
- d. One side-hinged opaque door assembly up to 24 square feet in area shall be exempt from the U-factor requirements and shall be excluded from area-weighted averages calculated using a) and b), above;
- e. Fenestration utilized as part of a passive solar design shall be exempt from the U-factor and SHGC requirements, and shall be excluded from area-weighted averages calculated using a) and b), above. Exempt windows shall be facing within 45 degrees of true South and directly coupled to thermal storage mass that has a heat capacity > 20 btu / ft³°F and provided in a ratio of at least 3 sq. ft. per sq. ft. of South facing fenestration. Generally, thermal mass materials will be at least 2 in. thick.

¹² Insulation levels in a home shall meet or exceed the component insulation requirements in the 2012 Washington State Energy Code (WSEC) – Tables 402.1.1 and 402.1.3. The following exceptions apply:

- a. Steel-frame ceilings, walls, and floors shall meet the insulation requirements of the 2012 WSEC – Table 402.1.3.
- b. For ceilings with attic spaces R-38 shall satisfy the requirement for R-49 wherever the full height of uncompressed insulation at the lower R-value extends over the wall top plate at the eaves. This exemption shall not apply if the alternative calculations in d) are used;
- c. An alternative equivalent U-factor or total UA calculation may also be used to demonstrate compliance, as follows: An assembly with a U-factor equal or less than specified in 2012 WSEC Table 402.1.3 complies. A total building thermal envelope UA that is less than or equal to the total UA resulting from the U-factors in Table 402.1.3 also complies. The insulation levels of fenestration, ceilings, walls, floors, and slabs can be traded off using the UA approach under the Performance Path. Also, note that while ceiling and slab insulation can be included in trade-off calculations, Items 4.1 through 4.3 of the ENERGY STAR for Homes V3 Thermal Enclosure System Rater Checklist shall be met regardless of the UA tradeoffs calculated. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The calculation for a steel-frame envelope assembly shall use the ASHRAE zone method or a method providing equivalent results, and not a series-parallel path calculation method.

¹³ Exceptions to locating 100% of forced-air ducts in home's thermal and air barrier boundary are:

- a. Up to 10' of total duct length is permitted to be outside of the home's thermal and air barrier boundary.
- b. Ducts are located in an unvented attic, regardless of whether this space is conditioned with a supply register
- c. Ducts are located in a vented attic with all of the following characteristics: minimum R-8 duct insulation with an additional minimum 1.5" of closed-cell spray foam insulation encapsulating the ducts; total duct leakage ≤ 3 CFM25 per 100 ft² of conditioned floor area; and ductwork buried under at least 2" of blown-in insulation



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- d. Jump ducts which do not directly deliver conditioned air from the HVAC unit may be located in attics if all joints, including boot-to-drywall, are fully air sealed with mastic or foam, and the jump duct is fully buried under the attic insulation.
- e. Ducts are located within an unvented crawl space
- f. Ducts are located in a basement which is within the home's thermal boundary
- g. Ductless HVAC system is used

¹⁴ Hot water delivery systems shall meet efficiency requirements found in Section 3.3 of the EPA WaterSense Single-Family New Home Specification. Under the DOE Challenge Home program, the approved verifier may also confirm compliance with these requirements. These requirements are stated below:

Hot Water Delivery System – To minimize water wasted while waiting for hot water, the hot water distribution system shall store no more than 0.5 gallons (1.9 liters) of water in any piping/manifold between the hot water source and any hot water fixture. In the case of occupant-controlled or occupancy sensor-based recirculation systems, the 0.5 gallon (1.9 liter) storage limit shall be measured from the point where the branch feeding the fixture branches off the recirculation loop, to the fixture itself. To verify that the system stores no more than 0.5 gallons (1.9 liters), verifiers shall calculate the stored volume using the piping or tubing inside diameter and the length of the piping/tubing.

To account for the additional water that must be removed from the system before hot water can be delivered, no more than 0.6 gallons (2.3 liters) of water shall be collected from the hot water fixture before hot water is delivered. Recirculation systems must be based on an occupant-controlled switch or an occupancy sensor. Recirculation systems that are activated based **solely** on a timer and/or temperature sensor do not meet this requirement. To verify that the system meets the 0.6 gallon (2.3 liter) limit, verifiers shall first initiate operation of occupant-controlled or occupancy sensor-based recirculation systems, if present, and let such systems run for at least 40 seconds. Next, a bucket or flow measuring bag (pre-marked for 0.6 gallons) shall be placed under the hot water fixture. The hot water shall be turned on completely, a digital thermometer placed in the stream of water just where it meets the water being collected, and the starting temperature recorded. Once the water reaches the pre-marked line (approximately 24 seconds for a lavatory faucet), the water shall be turned off and the ending temperature reading at the same location recorded. The temperature must increase by 10 °F. Only the fixture with the greatest stored volume between the fixture and the hot water source (or recirculation loop) needs to be tested.

¹⁵ Further efficiency and savings can be achieved by installing ENERGY STAR qualified products in addition to those required.

¹⁶ The following exception applies to the mandatory requirement to meet the EPA Indoor airPLUS Verification Checklist and Construction Specifications: Compliance with the ENERGY STAR for Homes V3 Water Management System Builder Checklist shall be equivalent to compliance with the EPA Indoor airPLUS Verification Checklist "Moisture Control" provisions (Provisions 1.1 through 1.13). Homes utilizing this exception will not qualify for the Indoor airPLUS label. Builders seeking the Indoor airPLUS label must achieve full compliance with the Indoor airPLUS Verification Checklist.

¹⁷ The Renewable Energy Ready Home (RERH) checklists only apply under all of the following conditions:

- a. If a solar photovoltaic or solar hot water system is already included with the home, then compliance with the solar photovoltaic or solar hot water RERH checklist, respectively, is not required.
- b. Location, based on zip code, has at least 5 kWh/m²/day average daily solar radiation based on annual solar insolation using this online tool: http://gisatnrel.nrel.gov/PVWatts_Viewer/index.html.
- c. Location does not have significant natural shading (e.g., trees, tall buildings) on the south-facing roof.
- d. Home as designed has adequate free roof area within +/- 45° of true south as noted in the table below. Note that in some cases a house may have insufficient roof area for the Solar Electric RERH checklist, but it may still have



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the minimum roof area for the Solar Thermal RERH checklist, and would therefore have to comply with the Solar Thermal RERH checklist. In other cases, the home may only have adequate south facing roof for the Solar Electric or Solar Thermal RERH checklist, but not both. In that case, the builder can decide which one of those two checklists to apply.

Conditioned Floor Area of House (ft ²)	Minimum Roof Area for Solar Electric RERH Checklist (ft ²)	Minimum Roof Area for Solar Thermal RERH Checklist (ft ²)
≤ 2000	110	40
≤ 4000	220	60
≤ 6000	330	80
>6000	440	100

¹⁸ For those building sites where the EPA Renewable Energy Ready Home Solar Electric Checklist does apply, the following exceptions are permitted:

- a. A permanent roof anchor fall safety system (Provision 2.2) is recommended, but not required.
- b. The shading study (Provision 1.4) and the solar site analysis (Provision 1.5) are not required.
- c. Blocking is permitted to be used as an alternative to the 4' x 4' wood panel area called for in Provision 3.1. The area designated for the future panel to mount PV components shall be clearly noted in the system documentation.
- d. As an alternative to installing a 70 Amp double-pole breaker in the electrical service panel for use by the future PV system (Provision 3.4), a labeled slot for a double-pole breaker in the electrical service may be provided.
- e. As an alternative to providing architectural drawings of a future solar PV system (Provisions 3.5 and 4.1), builders may provide home buyers with the following information: list of renewable-ready features, available free roof area within +/- 45° of true south, location of panel or blocking for future mounting of PV components, location of riser, location of breaker or slot for future breaker in electrical service panel, code-compliant documentation of maximum allowable dead load and live load ratings of the roof, copy of RERH Solar PV Checklist, and copy of RERH Specification Guide.

¹⁹ For those building sites where the EPA Renewable Energy Ready Home Solar Water Heating Checklist does apply, the following exceptions are permitted:

- a. A permanent roof anchor fall safety system (Provision 2.3) is recommended, but not required.
- b. The shading study (Provision 1.4) and the solar site analysis (Provision 1.5) are not required.
- c. Blocking is permitted to be used as an alternative to the 3' x 2' wood panel area called for in Provision 3.2. The area designated for the future panel to mount solar HW components shall be clearly noted in the system documentation.
- d. Homes equipped with an ENERGY STAR qualified whole home gas tankless water heater or an ENERGY STAR qualified heat pump water heater are exempt from Provisions 3.1, 3.2, 3.3, 3.4.
- e. As an alternative to providing architectural drawings of a future solar HW system (Provisions 3.6 and 4.1), builders may provide home buyers with the following information: list of renewable-ready features, available free roof area within +/- 45° of true south, location of panel or blocking for future mounting of solar hot water system components, location of riser, code-compliant documentation of maximum allowable dead load and live load ratings of the roof, copy of RERH Solar Hot Water Checklist, and copy of RERH Specification Guide.

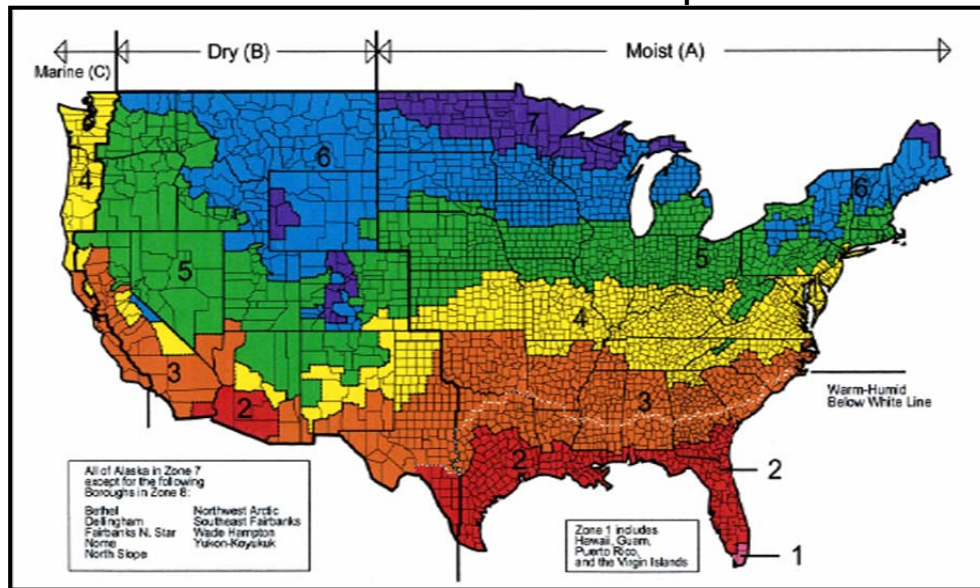
²⁰ The mandatory HVAC and water heating efficiencies in this Exhibit 1 are not meant to prohibit innovative technologies or systems. Verifiers may demonstrate equivalence to mandatory HVAC and water heating efficiency requirements when using alternative systems. However, such equivalence for any mandatory item cannot be shown using whole house energy, but must be shown for the respective equipment.

²¹ The following Map is shown to depict climate zone boundaries. It is for illustrative purposes only and is based on the 2012 IECC.



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2012 IECC Climate Zone Map



²² HVAC System Type for the Target Home shall be the same as the Rated Home, with the following exceptions. The Target Home shall be configured with an air-source heat pump in Climate Zones 1-6 when the Rated Home is modeled with a ground-source heat pump, electric strip or baseboard heat; and the Target Home shall be configured with ground-source heat pump in Climate Zones 7 & 8 when the Rated Home is modeled with an air-source or ground-source heat pump, electric strip or baseboard heat. Applicable efficiency levels shall be selected from Exhibit 2.

²³ DOE recommends, but does not require, that cooling systems in hot/humid climates utilize controls for immediate blower shutoff after condenser shutoff, to prevent re-evaporation of moisture off the wet coil.

²⁴ Air source heat pumps with electric resistance backup cannot be used in homes qualified in Climate Zones 7 & 8 using the Prescriptive Path.

²⁵ Envelope leakage shall be determined by an approved verifier using a RESNET-approved testing protocol or equivalent Northwest ENERGY STAR protocol.

²⁶ All decorative glass and skylight window areas count toward the total window area to above-grade conditioned floor area (WFA) ratio.

²⁷ DOE strongly encourages all DOE Challenge Home partners to consider using R-5 windows in cold climates in anticipation of them becoming the state-of-the-art window choice in the near future. Visit the DOE web site (<http://www1.eere.energy.gov/buildings/windowsvolumepurchase/>) for more details and sources of these windows.

²⁷ In homes with heat pumps, programmable thermostats shall have "Adaptive Recovery" technology to prevent the excessive use of electric back-up heating.

²⁹ The average-size home for a specific number of bedrooms is termed "Benchmark Home". The conditioned floor area for a Benchmark Home (CFA Benchmark Home) is determined by selecting the appropriate value from Exhibit 3. For



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homes with more than 8 bedrooms, the CFA Benchmark Home shall be determined by multiplying 600 sq. ft. times the total number of bedrooms and adding 400 sq. ft.

Example 10 Bedroom Home: Benchmark Home = (600 sq. ft. x 10) + 400 sq. ft. = 6,400 sq. ft.