

Ordinance Fact Sheet – City of Hailey’s Recommendation

Build Better, Build Smart Community Series - Ordinance Discussion - August 12, 2010

1. What type of building activity would fall under the recommendation?

Applicable new construction, addition, and alteration projects for both commercial and residential buildings within the City of Hailey would fall under the recommendation.

2. Are there any exemptions?

Yes. In addition to the exemptions listed in Section 101.4 of the 2009 IECC, the following new projects are exempt:

- Window replacements of the same size and location.
- Bathroom remodel projects limited to the replacement of fixtures and cabinets.
- Kitchen remodel projects limited to the replacement of cabinets, counter tops, plumbing fixtures, and appliances.
- Electrical work associated with permits issued only for electrical work
- Plumbing associated with permits issued only for plumbing.
- Replacement of HVAC appliances associated with permits issued only for appliance replacement.
- Reroofs.
- Additions less than 500 square feet of conditioned floor area.
- Alterations that do not affect the integrity of the building envelope.
- Alterations that do not require a building permit.
- Tenant and ADA improvements required by the Building Department.
- Structures listed on the National Historic Register.
- USGBC’s LEED for Homes certification level and NAHB’s National Green Building Program Bronze level.
- USGBC’s LEED for New Construction (commercial) certification level, so long as the energy efficiency points meet or exceed 10% above the 2009 IECC.

3. How will the energy efficiency increases apply to additions?

RESIDENTIAL: If an addition is 500 square feet of conditioned space or more, A RESNET accredited HERS rater would conduct a Certified HERS audit of the entire building associated with the addition. Energy efficiency of the addition would be verified by a RES-CHECK energy analysis, which would project a 10% more energy efficient design compared to the 2009 IECC.

COMMERCIAL: An energy audit would be conducted by a licensed engineer on the entire building associated with the addition. Energy efficiency would be verified by a Com-Check energy analysis, which would project a 10% more energy efficient design compared to the 2009 IECC.

4. How will the energy efficiency increases apply to new construction?

RESIDENTIAL: (Homes achieving Northwest Energy Star Version 3.0 would be exempt from the energy efficiency requirements.) Energy efficiency would be verified by a RESNET accredited HERS rater using REMRATE software. Applicants would submit an initial HERS index score based on the proposed design with a building permit application. Prior to receiving a certificate of occupancy, a final HERS index score would be submitted to the Building Department, verifying that both project is 10% more energy efficient compared to the 2009 IECC.

COMMERCIAL: Buildings less than 10,000 square feet of conditioned space would verify energy efficiency using a Com-Check energy analysis, which would project a 10% more energy efficient design compared to the 2009 IECC. Buildings 10,000 square feet or larger would verify energy efficiency using an energy model, which would project a 10% more energy efficient design compared to the 2009 IECC

5. How will the energy efficiency increases apply to alterations?

RESIDENTIAL: All alterations that require a building permit and affect the building envelop, and which are not listed as an exemption above, would conduct a Certified HERS audit by a RESNET accredited HERS rater of the entire building associated with the alteration. A RES-CHECK energy analysis would be submitted to the Building Department verifying that the alteration exceeds the energy efficiency requirements of the 2009 IECC by 10%.

COMMERCIAL: In not listed in one of the exemptions above, an energy audit would be conducted by a licensed engineer on the entire building associated with the addition. A Com-check energy analysis would be submitted to the Building Department verifying that the alteration exceeds the energy efficiency requirements of the 2009 IECC by 10%.

6. Are there any additional requirements, beyond energy efficiency increases and what are they?

New residential and commercial construction would address water conservation, indoor air, construction waste, durability and assurance in the following ways:

1. Water Conservation. All faucets, showerheads, and toilets installed in a building for domestic use and restroom facilities, would use 20% less water than standard fixtures or certified by EPA's Water Sense Program, which use at least 20% less water than standard fixtures. Water Sense labels or equivalent documentation would be submitted or the Building Department or provided during final inspection for verification.
2. Indoor Air. 2009 IMC would be met to ensure proper ventilation.
3. Construction Waste. In addition to waste receptacles, bins for cardboard and clean wood waste would be provided and sorted accordingly on-site and will be verified by the Building Department during regularly scheduled inspections.
4. Durability and Assurance. Installation specifications and details would be shown on the plans submitted for a Building Permit.

New residential construction and residential additions of 500 square feet of conditioned space or greater would provide the number of points specified by the points equation. Points are accumulated based on the total square feet of conditioned space and the number of bedrooms of the addition or new construction project. Points can be obtained for a variety of sustainable building activities such as efficient heating appliances, low-VOC paints, pre-wired solar, the use of advanced framing techniques, increased insulation values, etc.