

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2014-11

3
4
5 AN ORDINANCE

6 RELATING TO THE RESIDENTIAL GREEN BUILDING CODE; CREATING A NEW
7 SUBSECTION 7-4.3 SFCC 1987, TO ESTABLISH A RESIDENTIAL ADDITION AND
8 REMODEL GREEN BUILDING CODE FOR SINGLE FAMILY ATTACHED AND
9 DETACHED; AMENDING EXHIBIT "A" TO CHAPTER VII TO CREATE A NEW
10 CHAPTER 2 TO ESTABLISH DEFINITIONS, TO CREATE A NEW ITEM 802.6
11 REGARDING ROUGH PLUMBING FOR FUTURE USE OF GRAY WATER, TO CREATE
12 NEW CHAPTERS 11 AND 12 TO ESTABLISH CHECKLISTS FOR REMODELING AND
13 REMODELING OF FUNCTIONAL AREAS AND SMALL ADDITIONS AND TO CREATE
14 A NEW APPENDIX B TO ESTABLISH WHOLE BUILDING VENTILATION SYSTEM
15 SPECIFICATIONS.

16
17 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE

18 Section 1. A new Subsection 7-4.3 SFCC 1987 is ordained to read:

19 7-4.3 [NEW MATERIAL.] Residential Addition and Remodel Green Building Code.

20 (A) *Purpose.* The purpose of this subsection is to:

21 (1) Provide criteria for rating environmental performance of residential addition
22 and remodel practices and provide guidelines for documentation that demonstrates
23 conformance with those criteria;

24 (2) Encourage cost-effective and sustainable building and remodeling methods
25 by encouraging the conservation of fossil fuels, water and other natural resources, reduction

1 of greenhouse gas emissions, recycling of construction materials, reducing solid waste and
2 improving indoor air quality in existing residential structures;

3 (3) Identify the specific requirements for complying with the requirements of the
4 Residential Addition and Remodel Green Building Code; and

5 (4) Encourage more aggressive green remodeling and additions that work
6 towards the goals of the 2030 challenge as adopted by the governing body by Resolution No.
7 2006-55.

8 (B) *Residential Addition and Remodel Green Building Code; Applicability.*

9 (1) Exhibit B attached to the end of this Chapter is adopted. Exhibit B shall be
10 referred to as the Santa Fe Residential Addition and Remodel Building Code.

11 (2) The provisions of this subsection apply to all additions and remodels
12 affecting 50% or more of the floor area of attached and detached single-family residences.

13 (C) *Relationship to Other Codes; Compliance; Exceptions.*

14 (1) The requirements of this subsection are in addition to and do not replace the
15 requirements of other Sections of this Chapter or other Chapters of this Code, including,
16 without limitation, all of the life safety codes, historic preservation ordinance, land
17 development code and adopted building codes and development standards.

18 (2) No person shall fail to comply with the requirements of this subsection. No
19 person shall construct in violation of a Residential Addition and Remodel Green Building
20 Code approval. All approvals in inspections of Addition and Remodel Green Building Code
21 applications and requirements shall be done in conjunction with residential building permit
22 application and field inspections. An application shall be made on a form approved by the
23 Land Use Department Director. The applicant shall demonstrate compliance with all of the
24 provisions of this Section prior to the issuance of a final inspection signoff by the land use
25 department.

1 (3) For a structure located in an historic overlay district where it can be
2 demonstrated that strict application of the requirements of this subsection cannot be
3 accomplished due to the requirements of the historic overlay district and that findings cannot
4 be reasonably made for a variance or exception to the historic overlay district requirements,
5 the requirements of this subsection may be reduced commensurate with the conflict between
6 the two sections of the Santa Fe City Code.

7 (D) *Administration.*

8 (1) The Residential Addition and Remodel Green Building Code shall be
9 administered by the city as set forth in the administrative procedures adopted by resolution of
10 the governing body. All changes to the administrative procedures shall be reviewed and
11 approved by the governing body. The administrative procedures shall set forth
12 responsibilities, procedures and standards for administrative actions necessary to implement
13 the Residential Addition and Remodel Green Building Code, which include, without
14 limitation, the following:

15 (a) Submitting and reviewing applicable residential building addition
16 and remodeling permit requests and determining conditions of approval related to the
17 requirements of the Residential Addition and Remodel Green Building Code;

18 (b) Reviewing and certifying Residential Addition and Remodel Green
19 Building Code checklists with property owners to ensure compliance with the
20 Residential Addition and Remodel Green Building Code and the administrative
21 procedures; and

22 (c) Monitoring the performance of property owners subject to the
23 requirements of the Residential Addition and Remodel Green Building Code and the
24 Administrative Procedures; and

25 (d) Taking appropriate action in the event of noncompliance.

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(2) The land use department or its agent shall:

(a) Be responsible for the administration of the Residential Addition and Remodel Green Building Code; and

(b) Prepare a User's Guide that provides detailed information regarding each checklist item in the Residential Addition and Remodel Green Building Code and when an applicant is eligible to take points and how many points may be taken.

(c) Administer and enforce all other building codes and land use development codes that apply to building permit requests that are subject to this Section.

(d) Require, as part of the building permit submittals for projects subject to Chapter 11 of the Residential Addition and Remodel Green Building Code to prepare and submit a Residential Addition and Remodel Green Building Code Chapter 11 checklist to the Green Building Code Administrator or designee to assure compliance with this Section; and

(e) Where applicable, invoke sanctions for noncompliance with this section at the request of the City Manager.

(E) *Effective Date.* Section 7-4.3 SFCC 1987 shall be effective August 1, 2014.

Section 2. Exhibit A, Chapter VII SFCC 1987 (being Ord. #2009-9, as amended) is amended to amend the Santa Fe Residential Green Building Checklists, to create a new Chapter 2:

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[NEW MATERIAL] Chapter 2

DEFINITIONS

201	GENERAL
201.1	Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this Code, have the meanings shown in this chapter.
201.2	Interchangeability. Words used in the present tense include the future; words stated in the masculine gender includes the feminine and neuter; the singular number includes the plural and the plural, the singular.
201.3	Terms defined in other document. Where terms are not defined in this Code, and such terms are used in relation to the reference of another document, those terms shall have the definition in that document.
201.4	Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.
202	DEFINITIONS
	ACCESSORY STRUCTURE. A structure, the use of which is customarily accessory to and incidental to that of the residential building; the structure is located on the same lot or site as the residential building; the structure does not contain a dwelling unit; and (1) is classified as Group U - Utility and Miscellaneous in the accordance with the ICC International Building Code, or (2) is classified as accessory in accordance with the ICC International Residential Code, or (3) is classified as accessory to the residential use by a determination of the Adopting Entity.
	ADDITION. An extension or increase in floor area or height of a building or structure.
	ADOPTING ENTITY. The governmental jurisdiction, green building program, or any other third-party compliance assurance body that adopts this Code, and is responsible for implementation and administration of the practices herein.
	ADVANCED FRAMING. Code compliance layout, framing and engineering techniques that minimize the amount of framing products used and waste generated to construct a building while maintaining the structural integrity of the building.
	AFUE (Annual Fuel Utilization Efficiency). The ratio of annual output energy to annual input energy which includes any non-heating season pilot input loss, and for gas or oil-fired furnaces or boilers, does not includes electrical energy.
	AIR BARRIER. Material(s) assembled and joined together to provide a barrier to air leakage through the building envelope, An air barrier may be a single material or a combination of materials.
	AIR HANDLER. A blower or fan used for the purpose of distributing supply air to a room, space or area.
	AIR INFILTRATION. The uncontrolled inward air leakage into a building caused by the pressure effects of wind or the effect of differences in the indoor and outdoor air density or both.

[NEW MATERIAL] Chapter 2

DEFINITIONS

	AIR, MAKE-UP. Air that is provided to replace air being exhausted.
	ARCHITECTURAL COATINGS. A material applied onto or impregnated into a substrate for protective, decorative, or functional purposes. Such materials include, but are not limited to, primers, paints, varnishes, sealers, and stains. An architectural coating is a materials applied to stationary structures or their appurtenances at the site if installation. Coatings applied in shop applications, sealants, and adhesives are not considered architectural coatings.
	BIOBASED PRODUCT. A commercial or industrial product used in site development or building construction that is composed, in whole or in significant part, of biological products, renewable agriculture materials (including plant, animal, and marine materials), or forestry materials.
	CLIMATE ZONE. Climate zone for Santa Fe is 5 dry.
	COMMON AREA(S). Areas within a site or lot that are predominantly open spaces and consist of non-residential structures, landscaping, recreational facilities, roadways and walkways, which are owned and maintained by an incorporated or chartered entity such as a homeowner's association or governmental jurisdiction.
	COMPLETE BASEMENT REMODEL. A basement remodel where the scope of work is such that it requires a building permit.
	COMPLETE KITCHEN REMODEL. A kitchen remodel where the scope of work is such that it requires a building permit.
	CONDITIONED SPACE. An area or room within a building being heated or cooled, containing uninsulated ducts, or with a fixed opening directly into an adjacent conditioned space.
	CONSTRUCTION WASTE MANAGEMENT PLAN. A system of measures designed to reduce, reuse, and recycle the waste generated during construction and to properly dispose of the remaining waste.
	CONTINUOUS PHYSICAL FOUNDATION TERMITE BARRIER. An uninterrupted, non-chemical method of preventing ground termite infestation (e.g., aggregate barriers, stainless steel mesh, flashing, or plastic barriers).
	DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
	DURABILITY. The ability of a building or any of its components to perform its required functions in its service environment over a period of time without unforeseen cost for maintenance or repair.
	DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

[NEW MATERIAL] Chapter 2

DEFINITIONS

ENGINEERED WOOD PRODUCTS. Products that are made by combining wood stand, veneers, lumber or other wood fiber with adhesive or connectors to make a larger composite structure.

EXISTING BUILDING. Building completed and occupied prior to any renovation considered under this Code.

FROST-PROTECTED SHALLOW FOUNDATION. A foundation that does not extend below the design frost depth and is protected against the effects of frost in compliance with SEI/ASCE 32-01 or the provisions for frost-protected shallow foundations of the ICC IBC or IRC, as applicable.

FULL BATHROOM REMODEL. A bathroom remodel where the scope of work is such that it requires a building permit.

GRADE PLANE. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference lane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1830 mm) from the building, between the structure and a point 6 feet (1830 mm) from the building.

HIGH-EFFICIENCY LAMPS. Compact fluorescent lamps (CFL); light emitting diode (LED); T-8 or smaller diameter linear fluorescent lamps, or lamps with a minimum efficacy of 1) 60 lumens per watt for lamps over 40 watts, 2) 50 lumens per watt for lamps over 15 watts or 40 watts, or 3) 40 lumens per watt for lamps 15 watts or less.

HYDROZONING. A landscape practice that groups plants with similar watering needs together in an effort to conserve water.

LAVATORY FAUCET. A valve for dispensing hot and/or cold water to a basin used for washing hands or face.

LOT. A single parcel of land generally containing one primary structure or use. Lot development, as defined by this Code, may include multiple ownership (such as with a condominium building) or multiple uses (such as with a mixed-use building). A lot is predominately represented by a single-family dwelling unit, a multifamily structure, or a mixed-use building also containing offices and shops. Lots may be located in urban, suburban, and promote soil infiltration and recharge.

MERV (Minimum Efficiency Reporting Value). The Minimum Efficiency Reporting Value for filters in accordance with the criteria contained in ASHRAE 52.2.

MODULAR CONSTRUCTION. Three-dimensional sections of the complete building or dwelling unit built in a factory and transported to the jobsite to be joined together on a permanent foundation.

MULTI-UNIT BUILDINGS. A building containing multiple dwelling units and classified as R-2 under the ICC IBC.

[NEW MATERIAL] Chapter 2

DEFINITIONS

	<p>NEW CONSTRUCTION. Construction of a new building or construction that completely replaced more than 75 percent of an existing building.</p>
	<p>PERMEABLE MATERIAL. A material that permits the passage of water vapor and/or liquid.</p>
	<p>PLUMBING FIXTURE. A receptor or device that requires both a water-supply connection and a discharge to the drainage system, such as water closets, lavatories, bathtubs, and sinks.</p>
	<p>PRECUT. Materials cut to final size prior to delivery to site and ready for assembly.</p>
	<p>PROJECTION FACTOR. The ratio of the overhang width to the overhang height above the door threshold or window sill (PF=A/B).</p>
	<p>RECYCLE. To recover and reprocess manufactured goods into new products.</p>
	<p>REMODLING. The process of restoring or improving an existing building, dwelling unit, or property.</p>
	<p>RENEWABLE ENERGY. Energy derived from sources that are regenerative or cannot be depleted.</p>
	<p>RENEWABLE ENERGY SOURCE. Source of energy (excluding minerals) derived from incoming solar radiation, including natural solar radiation itself, photosynthetic processes; from phenomenon resulting there from, including wind, hydropower, waves and tides, and lake or pond thermal differences; from decomposition of waste material, including methane from landfills; from processes that use regenerated materials, including wood and bio-based products; and from the internal heat of the earth, including nocturnal thermal exchanges.</p>
	<p>REPLACEMENT. The act or process of replacing material or systems.</p>
	<p>REUSE. To recover a material or product for use again without processing.</p>
	<p>SIP (Structural Insulated Panel). A Structural sandwich panel that consists of a lightweight foam plastic core securely laminated between two thin, rigid wood structural panel facings; a structural panel that consists of lightweight foam plastic and cold-formed steel sheet or structural cold-formed steel members; or other similar non-interrupted structural panels.</p>
	<p>SOLID FUEL-BURNING APPLIANCE. A chimney connected device designed for purposed of heating, cooking, or both that burns solid fuel.</p>
	<p>STORY. That portion of a building including between the upper surface of a floor and the upper surface of the floor or roof of the next above.</p>
	<p>STORY ABOVE GRADE. Any story having its finished floor surface entirely above grade, except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is:</p>

[NEW MATERIAL] Chapter 2	
DEFINITIONS	
	1. More than 6 feet (1829 mm) above the grade plane.
	2. More than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter.
	3. More than 12 feet (3658 mm) above the finished ground level at any point.
	VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.
	WATER RESISTIVE BARRIER. A material behind an exterior wall covering that is intended to resist liquid water that has penetrated behind the exterior covering from further intruding into the exterior wall assembly.

1 **Section 3. Exhibit A, Chapter VII SFCC 1987 (being Ord. #2009-9, as amended) is**
2 **amended to amend the Santa Fe Residential Green Building Checklists, Chapter 8, to include a**
3 **new 802.6:**

Item #	Green Building Practices	Points
802.6	Rough plumbing shall be installed for future use of gray water for landscaping from at least one plumbing fixture. This item is required.	Mandatory
802.6A	Additional gray water connections. (1 point per connection over 1)	4 points max

4 **Section 4. Exhibit A, Chapter VII SFCC 1987 (being Ord. #2009-9, as amended) is**
5 **amended to amend the Santa Fe Residential Green Building Checklists, to create a new**
6 **Chapter 11:**

[NEW MATERIAL] Chapter 11		
REMODELING		
Item #	Green Building Practices	City Green Code Points
11.3	COMPLIANCE AND APPLICABILITY	
11.305.1	Compliance. Compliance with Section 305 is mandatory.	
11.305.2	Compliance options. The criteria for existing buildings shall be in accordance with Section 305.3 for whole-building ratings or additions greater than 400 sf or Section 305.4 for compliance designations of building functional areas and additions under 400 sf.	
11.305.3	Whole-building rating criteria	

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points
11.305.3.1	Applicability. The provisions of Section 305.3 shall apply to remodeling of existing buildings that effect 50% or more of the existing conditioned floor area and additions of 400 conditioned sf or greater. In addition to the foundation, at least one major structural system (such as walls) of the existing building shall remain in place after the remodel for the building to be eligible for compliance under Section 305.3. If less of the building remains than needed to be eligible for compliance under Section 305.3 then the Santa Fe Residential Green Building Code for new buildings shall apply.	
11.305.3.1.1	Additions. For a remodeled building that meets the applicability for meeting the provisions of Section 305.3 and that includes an addition, the entire building including the addition shall comply with the criteria of Section 305.3.	
11.305.3.3	Mandatory practices. For additions and remodels that must comply with Chapter 11, the building, including any additions and common areas, shall satisfy all practices designated as mandatory in Chapter 11.	
11.305.3.4	Required points for Chapter 11. A minimum number of 40 points shall be achieved in Chapter 11 in any category.	
11.5	LOT DESIGN, PREPARATION AND DEVELOPMENT	
11.500.0	Intent: This section applies to the lot and changes to the lot due to remodeling of an existing building. This section does not apply if there is no landscaping or site work in the project.	
11.503	LOT DESIGN	
11.503.0	Intent. The lot is designed to avoid detrimental environmental impacts first, minimize any unavoidable impacts, and to mitigate for those impacts that do occur. The project is designed to minimize environmental impacts and to protect, restore, and enhance the natural features and environmental qualities of the lot. (Points awarded only if the intent of the design is implemented)	
11.503.1	Natural resources. Natural resources are conserved by one or more of the following:	
(4)	Basic training in tree or other natural resource protection is provided for the on-site supervisor.	4

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points
11.503.5	<p>Landscape Plan: A landscape plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment.</p> <p align="center">(Where "front" or "rear" only plan is implemented, only half of the points (rounded down to a whole number) are awarded for Items (1)-(6))</p>	
(2)	Vegetation and trees are selected that are native or regionally appropriate for local growing conditions are selected and specified on the lot plan.	4
(3)	The percentage of cool season turf areas is limited and shown on the lot plan. The percentage is based on the landscaped area of the lot not including the home footprint, hardscape, and any undisturbed natural areas.	
(a)	0 percent	5
(4)	Plants with similar watering needs are grouped (hydro zoning) and shown on the lot plan.	5
11.504	LOT CONSTRUCTION	
11.504.0	Intent: Environmental impact during construction is avoided to the extent possible; impacts that do occur are minimized, and any significant impacts are mitigated.	
11.504.2	Trees and vegetation: Designated trees and vegetation are preserved by one or more of the following:	
(1)	fencing or equivalent is installed to protect trees and other vegetation.	3
(2)	Trenching, significant changes in grade, and compaction of soil and critical root zones in "tree save" areas as shown on the lot plan are avoided.	5
11.505	INNOVATIVE PRACTICES	
11.505.0	Intent: Innovative lot design, preparation and development practices are used to enhance environmental performance. Waivers or variances from development regulations are obtained, and innovative zoning is used to implement such practices.	
(1)	Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods.	5
(c)	Permeable hardscaping: Permeable hardscaping materials are installed.	
(2)	Roofs: Not less than 75 percent of the exposed surface of the roof is in accordance with one or a combination of the following methods.	5

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points
(a)	Minimum initial SRI of 78 for a s low-sloped roof (a slope less than or equal to 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope of more than 2:12). The SRI is calculated in accordance with ASTM E1980. Roof products shall be certified and labeled.	

11.601	QUALITY OF CONSTRUCTION MATERIALS AND WASTE	
11.601.0	Intent: Design and construction practices that minimize the environmental impact of the building materials are incorporated, environmentally efficient building systems and materials are incorporated, and waste generated during construction is reduced.	

11.601.1	Conditioned Floor Area: Finished floor area of a dwelling unit after remodeling is limited. Finished floor area is calculated in accordance with NAHBRC Z765. Only the finished floor area for stories above grade plane is to be included in the calculation.	
(1)	less than or equal to 1,000 square feet (93 m ²)	15
(2)	less than or equal to 1,500 square feet (139 m ²)	12
(3)	less than or equal to 2,000 square feet (186 m ²)	9
(4)	less than or equal to 2,500 square feet (232 m ²)	6
(5)	greater than 4,000 square feet (372 m ²)	Mandatory
	(For every 100 square feet (9.29 m²) over 4,000 square feet (372 m²), one point is to be added to the threshold points to maximum of 60 required points required.)	
11.601.2	New Work-Material Usage: Newly installed structural systems are designed or construction techniques are implemented that reduce and optimize material usage. (Points awarded only when the newly installed portion of each structural system comprises at least 25% of the total area of that structural system after the remodel).	9 Points max
(1)	24" OC framing	3
(2)	Single top-plate - exterior and bearing walls	3
(3)	Single top-plate - interior non-bearing partitions	3
(4)	Right-sized headers or insulated box headers	3
(5)	No headers in non-bearing partitions	3
(6)	Ladders at perpendicular wall intersections	3
(7)	Two-stud exterior corner framing ore equivalent	3
(8)	Doubling the rim joist in lieu of header	3
(9)	Ladder blocking or equivalent at intersection of interior wall and	3

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points
	exterior wall.	
(10)	Ladder blocking or equivalent at all interior wall intersections	3
(11)	Other (specify and provide detail)	3

11.601.5	Prefabricated components. Precut or preassembled components, or panelized or precast assemblies are utilized for a minimum of 90 percent for the following system or building:	13 max
	(Points are awarded only when the newly installed system comprises at least 25 percent of the total area of that system of the building after the remodel)	
(1)	floor system	4
(2)	wall system	4
(3)	roof system	4
(4)	modular construction for any new construction located above grade	13

11.601.6	Stacked Stories: Stories above grade are stacked, such as in 1 1/2-story, 2-story, or greater structures. The area of the upper floor is a minimum of 50 percent of the area of the story below, based on areas with a minimum ceiling height of 7 feet (2134 mm).	8 Max
(1)	first stacked story	4
(2)	for each additional stacked story	2

11.601.7	Site-applied Finishing Materials: Building materials or assemblies listed below that do not require additional site-applied material for finishing are incorporated into the building.	12 Max
(a)	pigmented, stamped, decorative, or final finish for all new concrete or masonry	5
(h)	Use no trim on all new or replaced doors and window counting both interior and exterior and both sides of internal doors.	5

11.602	ENHANCED DURABILITY AND REDUCED MAINTENANCE	
11.602.0	Intent: Design and construction practices are implemented that enhance the durability of materials and reduce in-service maintenance.	

11.602.1	Moisture Management - Building Envelope	
11.602.1.2	Foundation waterproofing. Enhanced foundation waterproofing is installed In all new foundations, and on not less than 25 percent of the foundation after the remodel using one or both of the following:	4
(1)	rubberized coating, or	
(2)	drainage mat	

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points												
11.602.1.5	Termite Barrier: Continuous physical foundation termite barrier used with low toxicity treatment or with no chemical treatment is installed.	4												
11.602.10	Exterior Doors: Entries at exterior door assemblies, inclusive of side lights, are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. A projection factor of 0.375 minimum is provided.	2 per exterior door 6 Max												
(a)	installing a porch roof or awning													
(b)	extending the roof overhang													
(b)	recessing the exterior door													
	<p>11.602.1.12 Roof Overhangs: Fixed permanent roof overhangs, including portals, in accordance with Table 11.602.1.12, are provided over a minimum of 90 percent of exterior walls for sloped roofs or portals that cover 50% or more of the wall area for flat roofed buildings to protect the building envelope.</p> <p align="center">Table 11.602.1.12 Minimum Roof Overhang for One- & Two-Story Buildings</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th align="center">Inches Rainfall⁽¹⁾</th> <th align="center">Eave Overhang (inches)</th> <th align="center">Rake Overhang (inches)</th> </tr> </thead> <tbody> <tr> <td align="center">≤40</td> <td align="center">12</td> <td align="center">12</td> </tr> <tr> <td align="center">>41 to ≤70</td> <td align="center">18</td> <td align="center">12</td> </tr> <tr> <td align="center">>70</td> <td align="center">24</td> <td align="center">12</td> </tr> </tbody> </table> <p>⁽¹⁾Annual mean total precipitation in inches in accordance with Figure 6(2) For SI: 1 foot = 304.8 mm</p>	Inches Rainfall ⁽¹⁾	Eave Overhang (inches)	Rake Overhang (inches)	≤40	12	12	>41 to ≤70	18	12	>70	24	12	4
Inches Rainfall ⁽¹⁾	Eave Overhang (inches)	Rake Overhang (inches)												
≤40	12	12												
>41 to ≤70	18	12												
>70	24	12												
11.603	REUSED OR SALVAGED MATERIALS													
11.603.0	Intent: Practices that reuse or modify existing structures, salvage materials for other uses, or use salvaged materials in the building's construction are implemented.													
11.603.1	<p>Reuse of Existing Building: Major elements or components of existing buildings and structures are reused, modified, or deconstructed for later use.</p> <p align="center">(Points awarded for every 200 square feet (18.5 m²) of floor area)</p>	1 12 Max												

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points
11.603.3	Scrap Materials: Sorting and reuse of scrap building materials is facilitated (e.g., a central storage area or dedicated bins are provided).	4

11.604 RECYCLED-CONTENT BUILDING MATERIALS

11.605 RECYCLED CONSTRUCTION WASTE

11.605.0	Intent: Waste generated during construction is recycled. All waste classified as hazardous is properly disposed of.	
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11.605.2	Construction Waste Management Plan: A construction waste management plan is developed, posted at the jobsite, and implemented with a goal of recycling or salvaging a minimum of 50 percent (by weight) of construction waste.	6
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11.608 RESOURCE EFFICIENT MATERIALS

11.608.1	Resource-efficient materials. Products containing fewer materials are used to achieve the same end-use requirements as conventional products, including but not limited to:	9 Max 3 per each material
(2)	engineered wood or engineered steel products	
(3)	roof or floor trusses	

11.611.3	Universal Design Elements: Dwelling incorporates one or more of the following universal design elements. Conventional industry tolerances are permitted.	10 Max
(1)	Any no-step entrance into the dwelling which (1) is accessible from a substantially level parking or drop-off area (no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height with a pitch not exceeding 1 in 12 and (2) provides a minimum 32-inch wide clearance into the dwelling.	3
(2)	Minimum 36-inch wide accessible route from the no-step entrance into at least one visiting room in the dwelling and into at least one full or half bathroom which has a minimum 32 inch clear door width and a 30-inch by 48-inch clear area inside the bathroom outside the door swing.	3
(3)	Minimum 36-inch wide accessible route from the no-step entrance into at least one bedroom which has a minimum 32 inch clear door width.	3
(4)	Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at water closet and bathing fixture, if applicable.	1

[NEW MATERIAL] Chapter 11

REMODELING

Item #	Green Building Practices	City Green Code Points
11.611.4	Modular Building Dimensions. Frame structures or structures made with modular units are designed on 16- or 24-inch dimensions.	2

11.611.5	Use structural vigas, beams, or posts (from less than 300 miles away) (does not apply to decorative vigas) (1 point per installed 10 linear feet)	10 Max
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11.611.6	Structural insulated panels (SIPS) used for the exterior:	
(1)	Walls	5
(2)	Roof	5

11.611.7	Drainage from canales is done in accordance with all of the following:	5
(1)	Waterproof the foundation behind the splash area and extending 3 feet in both directions.	
(2)	Install an impermeable liner in splash area under canale.	
(3)	Liner or other collector guides water away from structure sloping a minimum of 6 inches over 6 feet for a minimum of 6 feet away from structure.	

11.701 MINIMUM ENERGY EFFICIENCY REQUIREMENTS

11.701.4.3	Insulation and air sealing,	
11.701.4.3.1	Building Thermal Envelope. The building thermal envelope exposed or created during the remodel is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film or solid material:	Mandatory
(a)	All joints, seams and penetrations.	
(b)	Site-built windows, doors and skylights.	
(c)	Openings between window and door assemblies and their respective jambs and framing.	
(d)	Utility penetrations.	
(e)	Dropped ceiling or chases adjacent to the thermal envelope.	
(f)	Knee walls.	
(g)	Walls and ceilings separating a garage from conditioned spaces.	
(h)	Behind tubs and showers on exterior walls.	
(i)	Common walls between dwelling units.	
(j)	Attic access openings.	
(k)	Rim joist junction.	
(l)	Other sources of infiltration.	

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Item #	Green Building Practices	City Green Code Points
11.701.4.3.2	Air Sealing and insulation. Grade 3 insulation installation is not permitted. The compliance of the building envelope tightness and insulation installation is demonstrated in accordance with Section 11.701.4.3.2(1) or 11.701.4.3.2(2).	Mandatory
(1)	Testing Option: Building envelope tightness and insulation installation is considered acceptable when air leakage is less than seven air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa). Testing is conducted after rough-in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. Testing is conducted under the following conditions:	
(a)	Exterior windows and doors, fireplace and stove doors are closed, but not sealed;	
(b)	Dampers are closed, but not sealed, including exhaust, intake, makeup air, backdraft, and flue dampers;	
(c)	Interior doors are open;	
(d)	Exterior openings for continuous ventilation systems and heat recovery ventilators are closed and sealed;	
(e)	Heating and cooling system(s) is turned off;	
(f)	HVAC duct terminations are not sealed; and	
(g)	Supply and return registers are not sealed.	
(2)	Visual inspection option. Building envelope tightness and insulation installation are considered acceptable when the items listed in Table 11.701.4.3.2(2) applicable to the method of construction and exposed and visible during the remodel, are field verified by an approved third party and a report verifying compliance is provided to the City's Inspection Division.	
	Table 11.701.4.3.2(2)	
	Air Barrier and Insulation Inspection Component Criteria	
	Component	Criteria
	Air barrier and thermal barrier	<ul style="list-style-type: none"> • Exterior thermal envelope insulation for framed walls is installed in substantial contact and

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REMODELING

Item #	Green Building Practices	City Green Code Points
		continuous alignment with building envelope air barrier.
		• Breaks or joints in the air barrier are filled or repaired.
		• Air-permeable insulation is not used as a sealing material.
		• Air-permeable insulation is not installed with an air barrier.
	Ceiling/Attic	• Air barrier in dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.
		• Attic access (except unvented attic), knee wall door, or dropdown stair is sealed.
	Exterior Walls	• Corners and headers are insulated.

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Item #	Green Building Practices	City Green Code Points
		<ul style="list-style-type: none"> • Junction of foundation and sill plate is sealed.
	Windows and doors	<ul style="list-style-type: none"> • Space between windows/doors or jambs is sealed.
	Rim joints	<ul style="list-style-type: none"> • Rim joists are insulated and include an air barrier.
	Floors (including above-garage and cantilevered floors)	<ul style="list-style-type: none"> • Insulation is installed to maintain permanent contact with underside of subfloor decking.
		<ul style="list-style-type: none"> • Air barrier is installed at any exposed edge of insulation.
	Crawlspace walls	<ul style="list-style-type: none"> • Where installed, insulation is permanently attached to walls.
		<ul style="list-style-type: none"> • Exposed earth in unvented crawlspaces is covered with Class I vapor retarder with overlapping joints taped.

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Item #	Green Building Practices		City Green Code Points
	Shafts, penetrations	<ul style="list-style-type: none"> • Duct shafts, flue shafts, and utility penetrations, opening to the exterior or an unconditioned space are sealed. 	
	Narrow cavities	<ul style="list-style-type: none"> • Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulations. 	
	Garage separation	<ul style="list-style-type: none"> • Air sealing is provided between the garage and conditioned spaces. 	
	Recessed lighting	<ul style="list-style-type: none"> • Recessed light fixtures not installed in the conditioned space are air tight, IC rated, and sealed to drywall. 	
	Plumbing and wiring	<ul style="list-style-type: none"> • Insulation is placed between the outside and pipes. Batt insulation is cut to fit 	

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Item #	Green Building Practices		City Green Code Points
		around wiring and plumbing, or sprayed /blown insulation extends behind piping and wiring.	
	Shower/tub adjacent to exterior wall	<ul style="list-style-type: none"> • Showers and tubs adjacent to exterior walls have insulation and an air barrier separation from the exterior. 	
	Electrical/phone box in exterior walls	<ul style="list-style-type: none"> • Air barrier extends behind boxes or air sealed-type boxes are installed. 	
	Common wall	<ul style="list-style-type: none"> • Air barrier is installed in common walls between dwelling units. 	
	HVAC register boots	<ul style="list-style-type: none"> • HVAC register boots that penetrate building envelope are sealed to subfloor or 	

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Item #	Green Building Practices	City Green Code Points
		drywall.
	Fireplace	• Fireplace walls include an air barrier.
11.701.4.3.3	Fenestration air leakage. Newly installed windows, skylights and sliding glass doors have an air filtration rate of no more than 0.3 cfm per square foot (1.5 L/s/m ²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m ²), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and tested and labeled. This practice does not apply to site-build windows, skylights and doors.	Mandatory
11.701.4.3.5	Recessed lighting. Newly installed recessed luminaires installed in the building thermal envelope are sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires are IC-rated and labeled as meeting ASTM E 283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All recessed luminaires are sealed with a gasket or caulk between the housing and the interior of the wall or ceiling covering.	Mandatory
11.701.4.4	High-efficiency lighting. A minimum of 50 percent of the newly installed hard-wired lighting fixtures, or the bulbs in those fixtures, qualify as high efficacy or equivalent.	Mandatory
11.701.4.5	Boiler supply piping. Boiler supply piping in unconditioned space that is accessible during the remodel is insulated.	Mandatory

11.901 POLLUTANT SOURCE CONTROL

11.901.0	Intent. Pollution sources are controlled	
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11.901.1	Space and water heating options	
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11.901.1.1	Natural draft furnace, boilers, or water heaters are not located in conditioned spaces, including conditioned crawlspaces, unless located in a mechanical room that has an outdoor air source and is sealed and insulated to separate it from the conditioned space(s). (points are awarded only for buildings that use natural draft combustion space or water heating equipment.)	5
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11.901.1.2	Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside	5
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