

**CITY OF SANTA FE**

**BUILDER'S HANDOUT ON:**

# **GREEN CODE UPDATE**

**MARCH 10, 2017**



# Background

## Section 1

Why we have a Green Building Code and How It's Changed:

- To reduce Greenhouse gas emissions
- To ensure water resources available for continued development
- We wanted to increase energy efficiency and include a performance analysis for water but not increase costs to build in Santa Fe so we:
  - Eliminated the checklist
  - Put the eliminated items into a best practices website
  - Improved the HERS requirement from 70 to 65 with an automatic improvement to 60 on January 1, 2018
  - Require the overall building UA meet the IECC 2015 requirements (but not the individual parts)
  - Implement a Water Efficiency Rating Score (WERS) requirement of 70, about what the existing code gets

- Continue to require healthy air exchanges
- Continue to require radon mitigation

# Permit Application

## Section 2

### Submittal Requirements:

- Electronic versions of reports listed below must be attached to each plan set and provided by e-mail (unless otherwise noted) to:  
[GreenCodeSubmittal@santafenm.gov](mailto:GreenCodeSubmittal@santafenm.gov)
- Home Energy Rating System (HERS) preliminary analysis reports of 65 or less
  - HERS Professional Home Energy Rating Certificate (HERC)
  - 2015 IECC Building UA Compliance Report
- Water Efficiency Rating Score (WERS) preliminary analysis WERS REPORT of 70 or less [email entire spreadsheet]
- Professional Heating and cooling system sizing calculations (ACCA Manual S and J or other such as Energy 10 for passive solar homes or passive house calculations) [email only]
- Ventilation requirement calculations ( $CFM = (\text{heated SF} \times .01) + ((\# \text{ bedrooms} + 1) \times 7.5)$ )

# During Inspections

## Section 3

Green code staff will be doing inspections and will look for:

- Pictures of under-slab insulation and radon mitigation system at time of slab inspection.
- That all frame cavities are sealed on all 6 sides to prevent thermal bypass at time of framing inspection.
- That HVAC equipment meets the sizing requirements of the manuals submitted at time of rough mechanical inspection.
- That that boots, ducts, and ventilation openings are sealed to prevent dust entering until the system is put into use that ducts are installed per manufacturers specifications. The specifications must be left on the equipment for this inspection at time of rough mechanical inspection.
- That insulation installer has provided a report of the installed insulation including R-values and other items. This report must be left on site for this inspection. If there is a vented attic, that it is vented properly at time of insulation inspection.

# Certificate of Occupancy

## Section 4

Before the green code inspection you must email to [GreenBuildingSubmittal@santafenm.gov](mailto:GreenBuildingSubmittal@santafenm.gov):

- Final HERS reports including:
  - HERC
  - 2015 IECC Building UA Compliance
  - Source Energy and Emissions
- Final WERS spreadsheet

And you must leave in the home:

- Homeowner's Manual: The current version of the manual produced by the City and downloadable from the Website with a diagram of the utility shutoff locations and equipment/appliance manuals added.
- Green code staff will use these reports to create a posting that we will place on the home in a conspicuous location – Only to be removed by the homeowner after CO or by the homeowner after closing if building owned by the developer and sold to the first homeowner (production builders and speculative homes).

# Data Tracking and Reporting

## Section 5

City staff will use data from your submissions to track progress on the goals of the program and report to the community including:

- Average HERS and WERS for each year
- Greenhouse gas emissions projected to be avoided
- Electricity and natural gas projected not to be used
- Water projected to be conserved