

Items to be considered on January 12, 2016

1. Projections into Setbacks – The Development Services Department requests the city amend Section 22-6-8(C)(3) and Section 22-6-8(E) of the Orem City Code pertaining to projections into setbacks in a residential zone. The proposed change helps clarify allowable projections into a setback. The amendment will allow up to two (2) projections of no more than twenty-four (24) inches and ten (10) feet wide into any setback. We do anticipate some neighborhood involvement with this request.

2. PRD Development Standards – The Development Services Department requests the city amend Article 22-7 of the Orem City Code pertaining to development standards of the PRD zone. The proposed changes require streets in all future PRD developments to be public and have sidewalk on both sides of the street. Current requirements allow for private streets and only a sidewalk on one side of a street. In addition, a concept plan will be required with all future PRD zones and will be included as an appendix of the Orem City Code. We do anticipate neighborhood involvement with this request

3. General Plan Amendment – The Development Services Department requests the city adopt the Canyon View, Orchard, and Cascade Neighborhood Plan and amend the Orem General Plan to include the plan as Appendix C. This is the first neighborhood plan to be completed in the City of Orem's Neighborhood Plan Program. The major goals of the plan include promoting community planning by working with residents to identify local concerns and needs; improving communication with residents; and applying city-wide plans at the neighborhood level. We do anticipate some neighborhood involvement with this request.

22-6-8(C)(3)

Setbacks. No portion of a principal building or dwelling shall violate the required setbacks except as noted herein.

a. Roof overhangs, bay windows, box windows, chimneys, covered stairwells, ~~and stairs, or non-direct foundation supported projections (collectively referred to as "projections")~~ may encroach into ~~the~~ required setbacks ~~a total of~~ no more than twenty-four inches (24") ~~provided that with a maximum the width of any such encroachment is no more than ten (10) feet. A single-family residential structure may have no more than two (2) such projections into a required setback and each such projection must be located on a separate elevation. Eaves and projections shall not encroach over a public utility easement. Building codes may apply that prevent encroachment into a setback.~~ Porches and the roofs over them may project up to five feet (5') into a required front or rear yard setback. ~~Nothing herein shall be construed to permit the encroachment of a projection into a required setback where such encroachment is prohibited by an applicable building code.~~

b. ~~Covered decks/patios and decks/patios extending from upper floors of the main structure shall comply with the setback requirements of the zone. Uncovered decks/patios may extend to the side and rear property lines provided that the deck/patio floor level does not exceed eighteen inches (18") in height above the grade. If the uncovered deck/patio exceeds eighteen inches (18") in height above the grade, it shall be set back at least ten feet (10') from the side and rear lot lines.~~

~~b.~~ c. The Director of Development Services may approve a setback that is less than that required by this Article, provided that:

i. the corresponding setback on at least seventy percent (70%) of the lots within a distance of three hundred feet (300') in all directions, excluding lots within planned residential developments, is less than that required above; and

ii. The reduced setback is no less than the average of all the corresponding yard setbacks in "(1)" above.

22-6-8

E. ~~Covered Decks and Patios. Covered decks/patios and decks/patios extending from upper floors of the main structure shall comply with the setback requirements of the zone. Uncovered decks/patios may extend to the side and rear property lines provided that the deck/patio floor level does not exceed eighteen inches (18") in height above the grade. If the uncovered deck/patio exceeds eighteen inches (18") in height above the grade, it shall be set back at least ten feet (10') from the side and rear lot lines. RESERVED~~

(PRD Zones)

Section 22-7-5

22-7-5. Concept Plan, Site Plan and Final Plat.

A. Concept Plan. A concept plan shall be submitted with every application to apply the PRD zone to a parcel of property. The concept plan shall at a minimum include the following:

1. A layout of all parking areas, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
2. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
3. The number of residential units per acre;
4. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
5. A tabulation of the total land area and percentage thereof designated for various proposed uses;
6. A general circulation plan indicating public vehicular and pedestrian ways;
7. Any additional information that the City may deem necessary to determine whether the proposed PRD zone is in the interest of the public health, safety and welfare.

All development in a PRD zone shall be developed in substantial conformance with the concept plan approved as part of the PRD zone application. An approved concept plan shall be made a part of Appendix "RR" of the Orem City Code. An approved concept plan may be modified in the same manner as an amendment to the zoning ordinance.

AB. Site Plan.

1. Anyone desiring to develop a PRD in the PRD zone shall first submit a Development Review Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Article.
2. The Development Review Committee shall review the site plan and give its recommendations to the Planning Commission.
3. The Planning Commission is the final approving authority for all PRD site plans.

BC. Final Plat.

1. The site plan must be approved by the Planning Commission before the final plat can be approved.
2. The developer shall submit a Development Review Application for final plat approval of all or part of the PRD together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
3. The Development Review Committee shall review the final plat and give their recommendations to the Public Works Director.
4. The ~~Public Works Director~~ **City Engineer** is the final approving authority for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
5. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat.

Section 22-7-12(D)

D. **Setbacks.** The following setbacks for primary structures shall apply in the PRD zone:

1. Except as provided below, setbacks from any property not part of the PRD and from all public streets shall be at least twenty-five (25) feet. The setback when adjacent to a separated sidewalk shall be thirty-two (32) feet to the garage and twenty-nine (29) feet to all other parts of the structure as measured from the back of curb. The side setback adjacent to a separated sidewalk shall be twenty-four (24) feet from back of curb.

2. Single story units in a PRD built at a gross density of six (6) units per acre or less shall be set back at least twenty feet (20') from any other property not a part of the PRD ~~and at least twenty-five feet (25') from a dedicated street.~~

3. Setbacks from Interstate 15 right-of-way and commercially zoned properties shall be at least 10 feet.

~~All garages shall be set back a minimum of eighteen feet (18') from a private street.~~

4. All primary structures within the PRD zone shall be set back at least eight (8) feet from all other primary structures.

Section 22-7-12(G)

G. Landscaping.

1. All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. Deciduous trees shall be planted and maintained in the landscape strips located between the curb and the sidewalk adjacent to a public street with at least one tree for every forty feet and spaced no more than forty feet apart. However, trees in a landscape strip may be clustered in situations where the City Engineer determines that such clustering is necessary to avoid interference with public utilities. All landscaping shall have a permanent underground sprinkling system. ~~No other fencing shall be permitted.~~

2. At least fifty percent (50%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped. However, for a PRD located north of Center Street and between Interstate 15 and 1200 West, and for PRDs located between 1660 South and 1746 South between Sandhill Road and Interstate 15, the minimum landscaped area shall be forty percent (40%) of the net acreage of the entire development.

3. At least one (1) deciduous tree at least two (2) inch caliper measured four feet (4') above the ground, one (1) evergreen tree at least five (5) gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

Section 22-7-12(L)

L. Streets.

1. For the purposes of this Article the following definitions apply:

a. **Public Street** shall mean a right-of-way owned and maintained by the City, ~~that has a width of at least forty-six feet (46').~~

b. **Private Street** shall mean a vehicular right-of-way owned and maintained privately that has a right-of-way width of less than forty-six feet (46') and no less than thirty-six feet (36') in width.

c. **Private Drive** shall mean a vehicular right-of-way owned and maintained privately that is less than thirty-six feet (36') in width and is no less than twenty-four feet (24') in width.

2. ~~The minimum~~All streets in a PRD approved after January 6, 2016, shall be public. All streets that are shown on the Orem Transportation Master Plan shall be developed as public streets according to the size and general location shown on the Orem City Master Street Plan. The Planning Commission has the authority to require streets in a PRD to connect with other public streets outside the PRD where such connection is necessary for good traffic circulation in the area. public street shall conform to the buffered sidewalk requirements outlined in Section 17-7-1, of the Orem City Code.

3. A ~~private~~public street that is projected to have average daily traffic (ADT) of 800 or less shall have a minimum right of way width of at least thirty-two feet (32'). All other public streets shall have a right of way width of at least forty-six feet (46'). All public streets in a PRD shall be paved with either concrete or asphalt, include a six foot (6') wide concrete curb, gutter, and sidewalk on one side of the street and a two foot (2') side concrete curb and gutter on the other side. and shall be constructed in conformance with City standards and specifications. All public streets shall also include curb and gutter on both sides and shall be dedicated to the City.

4. A buffered sidewalk shall be constructed and maintained on both sides of a public street. The buffered sidewalk shall be public and shall consist of a sidewalk at least five feet in width separated from the street by a landscaped planter strip at least eight feet in width. The Planning Commission may waive the buffered sidewalk requirement if it finds that compliance with the requirement would be functionally or aesthetically inconsistent with existing development located near or adjacent to the PRD.

5.4. A private drive shall be allowed only if the following conditions are met:

a. ~~Development of a part of the PRD with a public street is not practicable. paved with either concrete or asphalt and shall not access or service more than four units.~~

5. ~~All streets that are shown on the Orem Transportation Master Plan shall be developed as public streets according to the size and general location shown on the Orem City Master Street Plan. The Planning Commission has the authority to require streets in a PRD to connect with other public streets outside the PRD where such connection is necessary for good traffic circulation in the area. However, private streets and private drives may be permitted provided that:~~

ba. ~~The private drivey will not extend to or provide service to another property or parcel not included in the PRD unless there is no reasonable way to access existing parcels contiguous to a private-public street.~~

cb. ~~The private drivey will not provide access or travel between, or otherwise connect with two (2) or more public streets unless the street or driveway is designed to discourage through traffic.~~

de. ~~The private drivey is-are~~ designed by a qualified civil engineer and constructed to City ~~s~~Standards and ~~s~~Specifications.

ed. ~~The private drivey is are~~ designated on the final plat as a perpetual rights-of-way and public utility easements.

fe. All access points from public streets have ~~"Private Street" or~~ "Private Drive" signs installed.

g. The private drive has a minimum width of twenty-four feet (24') and a maximum width of thirty-six feet (36') and is paved with either concrete or asphalt.

h. The private drive does not access or service more than four units.

6. A private drive may be required ~~The City Council may require private streets/drives~~ to be wider than the minimum width if necessary to insure traffic and pedestrian safety ~~and or~~ to reduce traffic congestion.

My name is Jennifer Weber. I've lived in Orem for 17 years & I am speaking on behalf of myself. I'm here to discuss 2 Utah State Traffic Codes that have been swept under the rug: Title 41 Chapter 6a Part 4 Section 401.3 & Section 401.7.

(I don't have time to read those to you right now but will be passing those out to you at the end of my comments, along with a copy of my statement)

Title 41 Chapter 6a Part 4 Section 401.3 of the Utah State Traffic Code reads:

- (1) As used in this section:
 - (a) "Reason to believe" means information from which a reasonable person would believe that the person may have been involved in an accident.
 - (b) "Serious bodily injury" means bodily injury which involves a substantial risk of death, unconsciousness, extreme physical pain, protracted and obvious disfigurement, or protracted loss or impairment of the function of a bodily member, organ, or mental faculty.
- (2)
 - (a) The operator of a vehicle who has reason to believe that the operator may have been involved in an accident resulting in injury to a person shall:
 - (i) immediately stop the vehicle at the scene of the accident or as close to it as possible without obstructing traffic more than is necessary; and
 - (ii) remain at the scene of the accident until the operator has fulfilled the requirements of Section 41-6a-401.7.
- (3)
 - (a) Except as provided in Subsection (3)(b), a person who violates the provisions of Subsection (2):
 - (i) is guilty of a class A misdemeanor if the accident resulted in injury to any person; and
 - (ii) shall be fined not less than \$750.
 - (b) A person who violates the provisions of Subsection (2):
 - (i) is guilty of a third degree felony if the accident resulted in serious bodily injury to a person; and
 - (ii) shall be fined not less than \$750.

Now let's jump to section 401.7 of the Utah State Traffic Code, which reads:

- (1) The operator of a vehicle involved in an accident under Section 41-6a-401.3 or 41-6a-401.5 shall:
 - (a) give to the persons involved:
 - (i) the operator's name, address, and the registration number of the vehicle being operated; and
 - (ii) the name of the insurance provider covering the vehicle being operated including the phone number of the agent or provider;
 - (b) upon request and if available, exhibit the operator's license to:
 - (i) any investigating peace officer present;
 - (ii) the person struck;

- (iii) the operator, occupant of, or person attending the vehicle or other property damaged in the accident; and
- (iv) the owner of property damaged in the accident, if present; and
- (c) render to any person injured in the accident reasonable assistance, including transporting or making arrangements for transporting, of the injured person to a physician or hospital for medical treatment if:
 - (i) it is apparent that treatment is necessary; or
 - (ii) transportation is requested by the injured person.
- (2) The operator of a vehicle involved in an accident under Section 41-6a-401.3 or 41-6a-401.5 shall immediately and by the quickest means of communication available give notice or cause to give notice of the accident to the nearest office of a law enforcement agency.
- (6) A violation of this section is a class C misdemeanor.

On October 6, 2015, while crossing a school crosswalk at 400 E. & 400 S. that is monitored by a crossing guard with cones, I was struck on the left side of my body from my head down to my ankle by a minivan hard enough that I screamed, blacked out & eyewitnesses say I was physically spinning. The pain was immediate all over my body, but especially in my head.

In that moment all my brain could process was, "You have to get home." I didn't know it then but I was in shock. The woman driving the minivan stopped long enough to say (and I quote), "I'm so sorry. You were in my blind spot." She never got out of her car. She didn't ask me if I was ok. She didn't call the police to report the accident. I'm the one who reported the accident after I walked home, crying & in pain & holding my head because it hurt so badly. She didn't exchange insurance information. She didn't give me her name or phone number. She didn't stay at the scene of the accident. She drove away. She was found thanks to the diligence of the crossing guards & contacted by the police 3 weeks after the accident & admitted to hitting me with her car. The report was turned over to the prosecutor in early November.

Yesterday I was informed that the prosecutor will not be pressing any charges against her. She won't receive a single mark on her driving record or even the tiniest fine for negligent driving, illegally entering a crosswalk when a person is present, striking me with her car, failing to report the accident to the police, failing to even attempt to exchange information with me or offer assistance & leaving the scene of the accident, failure to look out, endangering the life of a human being, causing bodily injury - serious or minor or any kind of injury - or anything of the kind.

I am under the care of 3 medical doctors directly due to the damage she caused: a brain trauma specialist, a hearing, speech & balance specialist & a chiropractor. I have a concussion & am suffering from other physical & emotional trauma directly related to being hit by this woman. It seems that the City of Orem doesn't fully uphold the State traffic codes & it's the *PEDESTRIAN'S* duty, the *VICTIM'S* responsibility to have the presence of mind to make sure the driver follows the law & takes responsibility. The City

Prosecutor & the police should know the law & be upholding the law. That did not happen in my case.

I hope the woman who hit me with her car isn't being let off the hook because she is well-connected to prominent members of the community, or because of well-intentioned, but negligent police work, which I can outline for you in detail. Or because my case isn't worth the prosecutor's time. What about my worth in the eyes of my husband & 7 children? What about the fact that because of this I can't play the piano right now, work in my yard like I used to, do other hobbies I enjoy, take care of my family like I used to, exercise like I used to or run my household like I used to? My quality of life has changed & it could be months before my brain injury is healed. Sometimes there are residual effects from a head trauma that never go away. I know I look like I'm fine. But I'm not fine. And this woman who hit me with her car won't even have a speck on her driving record. I implore this council to demand more from those with authority in upholding the law. I'm asking that the city prosecutor or police charge her with the appropriate charges, because she did not meet a single requirement under either of the codes I mentioned.

Thank you for your time.
Jennifer Weber
801-229-1867
cj.weber@comcast.net

If you would like more information or details about my statement I am willing to provide it.

RESOLUTION NO. R-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OREM
OUTLINING THEIR SUPPORT FOR ADOPTION OF THE 2015
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND OTHER
POSSIBLE AIR QUALITY ENHANCEMENTS FOR UTAH.

WHEREAS, the Utah Governor's Office of Energy Development reports that adoption of the 2015 International Energy Conservation Code (IECC) would save each new Utah homeowner \$297 per year; and

WHEREAS, analysis conducted by the Pacific Northwest National Laboratory finds that the 2015 IECC is cost-effective for new commercial buildings and homes, resulting in positive cash flow within two years for new home buyers; and

WHEREAS, air pollution gravely threatens the health of the people of Utah County as well as economic development; and

WHEREAS, homes and buildings now account for 39% of air pollution in Utah according to the Utah Division of Air Quality; and

WHEREAS, energy-efficient new homes and commercial buildings represent an important long-term air pollution reduction strategy by reducing energy consumption and resulting pollution emissions over the 100+ year life of building structures; and

WHEREAS, adoption of the 2015 IECC would reduce CO₂ pollution in Utah by an estimated 5.06 million metric tons by 2040, the equivalent of taking over 84,000 cars off of the road every year; and

WHEREAS, adoption of the 2015 IECC would reduce by 1,502 tons Utah's emissions of direct pollution and precursors of PM_{2.5} and ozone, both grave health threats, by 2050; and

WHEREAS, improved energy efficiency will also buffer against spikes in utility rates by reducing demand for energy by 7.57 trillion BTU, consequently mitigating the need for utility companies to build new energy infrastructure and pass those costs on to consumers; and

WHEREAS, it is far more cost-effective to build-in energy efficient air pollution reduction technologies during construction, rather than retrofitting a home after it is constructed; and

WHEREAS, after considering the facts presented to the City Council of the City of Orem, the Council finds that the City of Orem should adopt a resolution stating its interest in state legislators adopting the 2015 IECC for Utah, and such action reasonably furthers the health, safety and general welfare of the citizens of the City of Orem.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, as follows:

1. The City Council is interested in state legislators adopting the 2015 IECC for Utah.
2. The City Council instructs the City of Orem Recorder to transmit duly authenticated copies of this resolution to the President of the Utah Senate, to the Speaker of the Utah House of Representatives, to the Clerk of the Legislature, and to the news media of Utah to include the Daily Herald, Salt Lake Tribune, Deseret News, and KSL.

PASSED, APPROVED, AND ORDERED PUBLISHED this ___ day of _____ 2015.

Richard Brunst, Mayor

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Guest editorial: Why update our building code?

Daily Herald 6 November 2015

Houses and buildings last 50 to 100 years, so how we build them is important. Spending a little more to build them stronger and more energy efficient can save owners and residents thousands of dollars over the life of a building, and reduce pollution.

Building codes are the rules contractors have to follow when they build a structure. Building code updates ensure all builders follow best practices and incorporate new technology to save owners money in the long run, and dramatically reduce pollution caused by heating homes and generating electricity for their use.

Legislators redo Utah's building code every three years, and it is now time for them to update the old, heavily amended, crazy-quilt 2012 building code to lock in benefits of the 2015 update for our houses and buildings.

An important part of the building code is the section that pertains to energy, known as the International Energy Conservation Code (IECC). It requires high standards of insulation, windows, doors, air ducts and fittings.

Of course, these improvements cost a little more, and some home builders understandably worry about that.

To find out the economic impact of adopting the 2015 IECC here in Utah, the Governor's Office of Energy Development commissioned the Pacific Northwest National Laboratory to conduct an independent analysis. Experts there calculated the 2015 energy code would save the average new Utah homeowner almost \$300 per year.

Even better, this same analysis reports the 2015 IECC would result in "positive cash flow" for new homebuyers within two years. That means that in only two years, their house payment plus utility costs would be less for a home upgraded to the 2015 IECC than it would be for a house built to our old 2012 code. That is really fast payback.

So are Utahns willing to pay a little more for a house that will have lower utility bills and help them save money over time? The vast majority say that they are. A recent statewide survey conducted by Envision Utah found that 91 percent of Utahns are willing to pay more for homes that save energy and pollute less.

Speaking of pollution, how much of it comes from our houses and buildings? In Utah County, homes and commercial structures emit about 40 percent of our total air pollution.

It is true that vehicles now cause more air problems — almost 60 percent of the total — but that figure is predicted to shrink as new vehicles become cleaner and more efficient to comply with federal standards, and as Tier 3 (lower sulfur) gasoline is phased in and we all begin to use it.

This means homes and buildings will become the primary source of pollution — roughly 60 percent by 2050 — unless policies like updated energy codes are adopted,

Adoption of the 2015 IECC, however, would by 2050 reduce Utah's most harmful emissions by 1,502 tons, dramatically reducing both PM 2.5 and ozone pollution. And it would reduce CO2 pollution by 5.5 million tons, the equivalent of taking more than 84,000 cars off the road every year.

Even though national maximum standards for PM 2.5 and ozone exist, physicians tell us no safe level exists for either, especially for the 8 percent of Utah children with asthma.

Unquestionably, incorporating energy-efficient and cleaner technologies during construction is far more cost effective than trying to retrofit a home later.

Some builders and developers complain their customers are often unwilling to spend more for long-range benefits that are not clear to them. That is understandable. Who would spend more for a fuel-efficient car with no sticker on the window saying exactly how many miles per gallon the car will get? And that is also a good reason why all new homes should have some sort of energy rating as well.

Last year Rep. Craig Powell's bill to require an energy rating for new structures was not adopted, but the Utah Association of Realtors agreed to include a field in the Multiple Listing Service (MLS) of homes for sale that would give prospective buyers and sellers the ability to post and receive such ratings as part of the advertising process.

It's not on the MLS yet, but this is something all home buyers should insist on.

While we are on the subject of what average people can do, let's encourage our legislators to vote for an update of the Utah building code that is as good as the 2015 International Energy Conservation Code, or better.

The Business and Labor Interim Committee is now considering what it will recommend regarding the energy code, and the full Legislature will consider an energy code update during the 2016 general session beginning in January.

Don Jarvis is chair of the Provo City Sustainability and Natural Resources Committee. His opinions do not necessarily reflect city policy.

WHY DO WE NEED UPDATED ENERGY CODES?

Provide Financial Benefits to Utahns

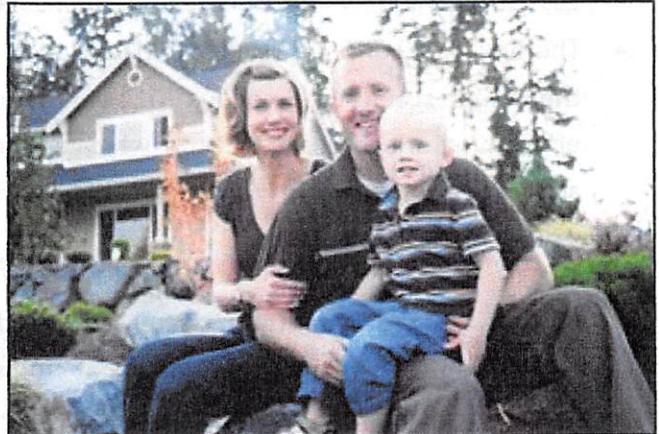
- Adopting the full 2015 energy code would save Utah families living in new homes **\$297 every year**.⁴
- This translates into **\$1.1 billion** reduced energy costs through 2040.⁵
- Adopting the Commission's recommended **amended residential energy code** would still save families money, although less than if the full code were adopted.

Meet Consumer Demand

- 91% of Utahns are willing to pay more upfront for more energy efficient, less pollution-producing homes.⁶
- 84% of consumers nationally are willing to spend 2-3% more for efficient homes.⁷
- A \$250,000 home built to the full 2015 energy code would cost 1.2% more.

Help Clean Utah's Air

- Homes and buildings currently emit 39% of Utah's local air pollution.⁸
- The full 2015 energy code would reduce local air pollution by **2.3 million pounds** through 2050.⁹
- The reduced CO2 emissions are equal to removing 85,033 cars from Utah roads for 1 year.
- Adopting the Commission's recommended residential energy code would still save families money, although less than if the full code were adopted.



For more information contact Meghan Dutton: meghan@utahcleanenergy.org or (801) 903-2032

⁴ See note 1.

⁵ *Utah Residential Energy Code Analysis*, Building Code Assistance Project (2015).

⁶ Your Utah Your Future results, from: Deseret News article: *Poll: Utah residents are willing to invest in clean air* (September 25, 2015); available at <http://bit.ly/1hJySlu>.

⁷ *New Homes Increasingly Offer Efficiency and Sustainable Features*, National Association of Home Builders (March 30, 2015).

⁸ *2014 Emission Inventory*, Utah Department of Air Quality.

⁹ Emissions data is based on natural gas combustion emission factors from Utah Division of Air Quality (October 2015).

THE UNIFORM BUILDING CODE COMMISSION'S RECOMMENDATION: A GOOD COMPROMISE FOR UTAH

Adopting the **full 2015 energy code** in Utah is cost effective for new homes and commercial buildings:

- Each new home built to the full 2015 energy code will save an average of **\$297 per year** and realize a **24% reduction** of energy use.¹
- Homebuyers will **recoup** the initial cost increase and experience “positive cash flow” through lowered energy costs **within 2 years**.²
- Increase in construction costs range from approximately \$1,000 to \$3,300 for a typical home.³

THE COMMISSION'S CURRENT PROPOSAL

The Uniform Building Code Commission has prepared a recommendation to adopt the full 2015 energy code for new commercial buildings and the 2015 energy code for new homes with **numerous weakening amendments**, including:

- Reduced stringency for whole home air tightness and air duct tightness;
- Less stringent ERI values and deletion of insulation and window efficiency requirements; and
- The option to continue using an old version of a compliance software called **REScheck**, as long as the home exceeds the previous 2012 energy code by 10%. This method permits considerably less efficient exterior walls to be built, which are nearly impossible to retrofit after the fact, but was added as a compromise with home builders.

WHY UTAH CLEAN ENERGY SUPPORTS THE COMMISSION'S RECOMMENDATION

- Although less stringent than the full 2015 residential code, the Commission's current proposal was reached through a 7-month process that studied the code elements in great detail, while making amendments to **address concerns from residential building contractors**.
- Comments from the public to the Commission was highly supportive of adopting an updated 2015 energy code.
- Regarding REScheck, **10% above code is reasonable** to demonstrate improved efficiency, but **anything lower than 10% will be a disservice to the public**.

¹ *Cost-Effectiveness Analysis of the Residential Provisions of the 2015 IECC for the State of Utah*, Pacific Northwest National Laboratory (June 2015).

² Positive cash flow is the most accurate measure of the cost effectiveness to Utah families.

³ Actual construction cost increases depend on climate zone and whether there is a basement (heated or unheated or slab foundation).