

REVISED AGENDA

UNIFORM BUILDING CODE COMMISSION
ARCHITECTURAL ADVISORY COMMITTEE
MECHANICAL ADVISORY COMMITTEE
JOINT MEETING

September 10, 2013 9:00 AM

Sandy City Hall, 10000 Centennial Pkwy, Sandy, UT

This agenda is subject to change up to 24 hours prior to the meeting.

ADMINISTRATIVE BUSINESS:

Sign attendance sheet

1. Swear in new committee member
2. Approval of the minutes from the July 16, 2013 meeting

DISCUSSION ITEMS

3. Review proposed amendment for IRC Section R105.2
4. Review and discuss report from energy code ad hoc committee

INFO ITEMS

- a. IBC Amendment Status Log

Next Scheduled Meeting: as needed

If you do not plan on attending this meeting, please call Sharon at 530-6163 or email at ssmalley@utah.gov or dansjones@utah.gov.



In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Dave Taylor, ADA Coordinator, at least three working days prior to the meeting. Division of Occupational and Professional Licensing, 160 East 300 South, Salt Lake City UT 84115, Phone 530-6628 or toll-free in Utah only 866-275-3675.

UTAH DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING
160 East 300 South Salt Lake City UT 84111
PO Box 146741 Salt Lake City UT 84114-6741
E-mail: dansjones@utah.gov
Web www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Dennis P. Thomas MCP **Date:** July 19, 2013
Street Address: 343 West 100 North
City, State, Zip: Payson, Utah 84651
Contact Person: Dennis P. Thomas MCP **Phone:** 801-465-8244

Code to be Amended: (Include edition)

2012 IRC **R105.2 Work exempt from permit.** *Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.*

Building:

1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m2).

Section: R105
Section Title: Permits

AMENDMENT:

Type proposed amendment in rule change form. (Using strike out on portions being removed and underline on all new wording.)

1. Include the entire section you wish to amend.
2. Attach additional sheets if necessary.

2012 IRC **R105.2 Work exempt from permit.** *Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.*

Building:

1. One-story detached ~~accessory~~ *structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m2).

Purpose of or Reason for the amendment: Throughout Utah private land is being divided into five, ten, twenty or more acres. The land is being sold and being purchased as get-a-way recreational property. It then is being used as property to camp on, to ride off-road vehicles or simply recreate upon. The majority of the public has little or no intentions of building a cabin or dwelling upon the land. They are pulling their fifth-wheel, their travel trailer, their RV or motor home or even roughing it by pitching tents upon their personal property. Instead of hauling their equipment, ATVs, generators, picnic tables, etc. back and forth from their personal residences throughout the state they are building a metal shed, a small wood constructed shed or other small structures to house this miscellaneous equipment. The understanding was that as long as these structures were less than 200 square feet that a "building permit" would not be required. AHJ's in several jurisdictions have stated that the code views these building structures as an "Accessory Structure", rightfully so by the following definition.

In order to apply R105.2 one must then go to Definitions within the code for Accessory Structure. The IRC's definition of accessory structure is:

ACCESSORY STRUCTURE. *A structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.*

The purpose then would be to strike the word accessory and allow structures under 200 square feet to be built and used as tool and storage sheds, playhouses and similar uses without a building permit.

Cost or Savings Impact of Amendment: Structures built of this type, often made of metal or wood do not include footings, foundations, electrical, plumbing and are non-conditioned. The cost to inspect these small structures throughout rural areas could not be justified by the time to travel to and fro and the inspection time associated with the structure. Logistics, paperwork, manpower and the ability to enforce entire vast areas of where these sheds may be built cannot ever be accomplished fairly and impartially therefor the cost savings could not ever be realistically calculated.

Compliance Costs for Affected Persons (A Person @ means any individual, partnership, corporation, association, governmental entity, or public or private organization of any character other than an agency.) (You must break out the impact cost to State Budget, Local Government and you must state aggregate cost to other persons {cost per person times number of persons affected}):

Due to the nature of the structure's size what jurisdictional cost could be associated with applying for a permit? Then what sections of the code would have to be complied with. Would an owner have to provide structural calculations for the 8' x 8' metal shed with or without a floor? Then if a permit was granted what inspections or code sections related to this small structure would follow. Would a homeowner have to call from his residence in one area of a state to have an inspector meet him at a particular time in another part of the state, traveling 20, 30 or more 50 miles to look at the screw pattern of the metal shed he just bought from Lowes or Home Depot? This would be an undue hardship that the code, especially the revamped Residential Code, never intended to enforce. Compliance Costs????

Signature:



Date: 7-19-2013

For Division Use:

Date Received:

Committee Action:

Approved
Approved with revisions
Referred to:
Tabled

Denied

Date Filed:

UBC Commission Decision for Adoption:

Approved
Denied
Approved with revisions
Referred to:
Tabled

UBC Commission Decision for Hearing:

Approved for hearing
Approved with revisions
Referred to:
Tabled

Denied

Public Hearing Date:

Effective Date:

AGENDA

UNIFORM BUILDING CODE COMMISSION ARCHITECTURAL ADVISORY COMMITTEE MECHANICAL ADVISORY COMMITTEE JOINT MEETING

September 10, 2013 9:00 am
Sandy City Hall, 10000 Centennial Pkwy Sandy, UT
Lower Level

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1. Swear in new committee members
2. Approval of the minutes from the July 16, 2013 joint meeting
3. Review and discuss report from energy code ad hoc committee

INFO ITEMS

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Agenda Item #2

UNIFORM BUILDING CODE COMMISSION

MECHANICAL ADVISORY COMMITTEE
ARCHITECTURAL ADVISORY COMMITTEE

July 16, 2013
Sandy City Hall Room 341
10000 Centennial Pkwy Sandy, UT

MINUTES

STAFF:

Dan S. Jones, Bureau Manager
Sharon Smalley, Board Secretary

MECHANICAL ADVISORY COMMITTEE:

David Wilson (absent)	Tyler Lewis (excused)
Trent Hunt	Brent Ursenbach
Dennis Thatcher	Roger Hamlet
Randy Beckstead	John Gassman

ARCHITECTURAL ADVISORY COMMITTEE

William Hall	Kelly Anderson (excused)
Ron McArthur	Kenny Nichols
Scott Marsell	Gary Payne (absent)
Jerry Jensen	

VISITORS:

Kevin Emerson, Utah Clean Energy	Ross Ford Utah HBA
Jim McClintic, Sandy City	Taz Biesinger, Utah HBA

SWEAR IN NEW COMMITTEE MEMBERS

Dan Jones administered the oath of office for the new committee members.

ELECT A CHAIRMAN AND VICE CHAIRMAN

Scott Marsell was unanimously elected as chairman for the Architectural Advisory Committee and William Hall was unanimously elected as vice chair.

Brent Ursenbach was unanimously elected as chairman for the Mechanical Advisory Committee and Trent Hunt was unanimously elected as vice chair.

MINUTES

A motion was made by Ron McArthur to approve the minutes from the June 20, 2012 meeting for the Architectural Advisory Committee. The motion was seconded by Kenny Nichols and passed unanimously.

A motion was made by Brent Ursenbach to approve the minutes from the July 10, 2012 joint meeting. The motion was seconded by Ron McArthur and passed unanimously.

REVIEW REQUEST FROM KEVIN EMERSON ON THE RESIDENTIAL ENERGY CODE

Dan Jones gave a clarification on the provision of HB202 in connection with the requirement for REScheck software that can be used to verify compliance with the energy code.

Kevin Emerson spoke to the committees about the progress that has been made to meet this requirement. Following the discussion on this issue by those present, it was agreed to set up an ad hoc committee that will be led by Brent Ursenbach. The ad hoc committee will meet on Wednesday, August 14th at 9:00 here at the Sandy City Hall.

The meeting adjourned at 10:20.

Note: These minutes are not intended to be a verbatim transcript but are intended to record the significant features of the business conducted in this meeting. Discussed items are not necessarily shown in the chronological order they occurred.

Agenda Item #3

8.14.2013	9:00a.m.	Sandy City
Facilitator	Brent Ursenbach, Chairman	
Note taker	Stephany McCarthy	
Attendees	Brent Ursenbach, Scott Marsell, Bill Hall, Ross Ford, Sarah Wright, Ron McCarthur, Jim McClinitic, Dennis Thatcher	

Brent - at the last meeting we discussed HB 202 and challenges with resolving the Rescheck requirement. In our efforts to look at the other issue, recommendations for improvement, We need to stay away from U factors and R-values. DOE will not write another Rescheck, we need to just try to focus on revisions that don't require a new REScheck.

Scott – We need to run multiple scenarios with the bill/programming and see how it works

Ron – How does it compare to older values?

Brent – Recommends tentative plan to take effect Jan 1, 2014.

Ron brought up some programming items for discussion

1. When the R value walls in climate zone 3 changed from R13 to R15, the U value table did not change.
2. The basement wall, Rescheck, solid concrete, and masonry don't match. Be sure to verify numbers, as they usually match the programming and most are okay.
3. Trade off needs to be applied to all 3 versions of passing.

Ron: During the last two code cycles, there were inserts with all the amendments, who put those in?

Jim: It was Bruce Gunn with Kimball Engineering and either Jim or Scott will send everyone copies.

(Ron distributed copies of his corrections to programming to all for their review)

The committee discussed if bill should be changed, as we're stuck until the codes are adopted. Brent mentioned that St. George still has some jurisdictions that aren't enforcing energy code anyway

Discussed how changes to bill should be handled:

Ron: we should work with what's there, rather than change verbiage.

Scott: Received email wanting updates on ideas regarding energy efficiency and Rescheck.

Brent: Focus on items that don't affect Rescheck.

Ron: Suggests building code issues be removed from code book

Brent: Be careful about timeframes, we could be short to meet charges in the bill.

Bill: We should continue with ideas even with deadlines in place

Ron: It is the responsibility of this committee to make recommendations

Discussed incentives:

Ross: We have incentives but not enough to be cost effective, we should increase incentives.

Scott: How much more do we increase? Maybe homebuilders should look at the cost and let the public decide.

Ross: Commercial buildings are using more solar panels due to incentives

Ron: That is probably due to time intervals on commercial buildings.

Discussed lighting incentives (light bulbs, etc.)

Brent: the legislature probably will not offer more incentives due to budget.

Scott: We should have one location (website?) where all energy efficiency incentives are listed for the public's perusal.

Committee agrees.

Ron: Incentives are not offered in cities that own and operate their utilities (Eagle Mountain, Provo, Murray, etc.)

Sarah: We have to get those cities involved in programs similar to Rocky Mountain Power, Questar, etc.

Sarah: There should be an energy rating on the MLS for homes to determine efficiency.

Committee agrees but discusses possible rebuttals, such as realtor issues.

Scott suggests getting the legislature involved and realtors are more likely to follow suit. Contact legislature to discuss if needed.

Discussed implementing testing in the code.

Ross: Suggested leaving it out, and up to homeowners to determine if they need test. Also, the testing fee should be removed from permits fees. Builders are concerned with the cost of a permit with little inspector time.

Scott: Code states if you have a visual inspection, you do not need the testing.

Ross: It could be used for builders as a marketing device

Meeting Conclusion:

Brent will send out an email requesting suggestions and ideas. Will see how that goes over the next week or so before scheduling the next committee meeting. The committee will then discuss the ideas and how to proceed with them.

Info Items

Architectural and Mechanical Ad Hoc Committee

Update- September 5, 2013

REScheck modification for Utah

The new DOE REScheck software written for the amended 2012 IECC residential energy code has gone through its first round of review and response. Based on communications I've had with others, about a dozen individuals and organizations submitted comments on the first version of the software. Last week, many of the reviewers participated in a teleconference held to discuss comments. Leading the discussion was Robert (Bob) Schultz with Pacific Northwest National Laboratory (PNNL), the national lab that supports DOE's Building Energy Codes Program. A second review version of REScheck 4.5, Utah Energy Conservation Code, addressing concerns and questions generated by the first version, is currently under review by interested parties. It is expected to be ready for release by September 30, 2013. An important note, several members of the Advisory Committees have participated in this review. Hopefully we can move this forward, as the commercial design professionals are frustrated and confused as to why the commercial IECC has been held up by a residential issue.

Recommendations for Improvement

The purpose of the Ad Hoc Committee formed during the last joist advisory meeting was to explore possible recommendations regarding increasing residential energy performance. During the Ad Hoc meeting, held August 14, and through emails and phone calls received; numerous suggestions have been made, including:

- Adopt the full 2012 residential IECC without residential amendments.
- Require all new homes to be designed by licensed architects.
- Require mechanical systems to be designed by licensed mechanical engineers.
- Increased incentives, possible State funded, encouraging energy efficient construction methods and technologies-
- Taking a next step by improving the prescriptive R-Values and U-Factors in the IECC, stepping closer to those in the 2012 prescriptive table.
- Recommend the State Office of Energy Development (OED) develops and maintains a website identifying incentives and rebates that are available to builders, homeowners, building owners- all energy consumers. Utilities, energy efficiency, and contractor organizations should be tasked support OED with current information.

- Change the amended text in IECC R402.4.1 to revert back to the original form, requiring detailed inspection and blower door testing.
- IECC R403.2.2. Improve the duct testing by reducing the post-construction and rough-in test limits from 10 CFM/100 square feet to 7.5 CFM/100 square feet. Also reduce the limit on systems without the air handler set, from 7.5 to 5 CFM/100 square feet. IECC Code values, without amendments are 4 CFM and 3 CFM, respectively.
- IECC R403.2.2. Raise the cut off value for exemption to test ducts from 50% to 75%, or other agreeable value.
- *Require* testing of all homes sold, new and existing, providing a *HERS rating* or other measure of home energy efficiency.
- Adding a requirement to the MLS to *provide information* to sellers and buyers, regarding home energy testing/rating. Information only, not a testing requirement.
- Require all LED lighting.
- Reinstate the requirement for high efficiency lighting; however to a level of 25-50%, not the 75% level of the 2012 IECC.
- Require designs and practices that encourage natural ventilation. Includes all windows to be operable.
- Require whole house ventilation fans.
- Require unvented, conditioned attics (air impermeable insulation on the underside or top side of roof sheathing).
- Require all mechanical duct systems and air handling equipment to be installed within the thermal envelope.
- Require direct venting, condensing furnaces and water heaters for all new and existing construction, with exceptions for existing buildings where the installation of the required vent systems is impractical.
- Require all homes to comply with the IECC through the performance/energy modeling method, not through the prescriptive or trade-off path.
- Require alternative and/or sustainable energy sources and systems- such as PV and hot water solar, wind, or geo-thermal. Alternatively, use mechanical systems with an efficiency rating higher than the code minimum.
- Add requirements to rough-in conduits and piping for future solar installations on south

facing roof areas- solar ready planning.

While each of these items will improve efficiency, it is obvious that many of these go beyond the 2012 IECC and even beyond the proposals currently debated and to be voted on next month for the 2015 IECC. I'll be so bold as to agree with many of my friends from the home building industry, in suggesting that many of these are great ideas, exceeded to level of a minimum code. At this time, perhaps it's best to let the market drive some of this technology. Additionally, experience and reason suggests we may want to put forward a proposal acceptable to the membership of both committees.

Recommendation:

As those attending the last meeting were so generous in proposing I serve as the chair of this ad hoc committee, I'm forwarding my recommendation for consideration.

- Do NOT consider any changes to 2012 IECC Table R402.1.1 or 402.1.3. This will only put us back in the position where new Utah REScheck would be useless. Basically no changes to the prescriptive U-factors and R-values.
- Add a requirement to the MLS to provide information to sellers and buyers, regarding home energy testing/rating. Educates both parties to the available testing procedures that identify energy use in homes. Compares to the mileage rating on automobiles. Information only, not a testing requirement. Applies to all home sales.
- IECC R403.2.2. Improve the duct testing by reducing the post-construction and rough-in test limits from 10 CFM/100 square feet to 7.5 CFM/100 square feet. Also reduce the limit on systems without the air handler set, from 7.5 to 5 CFM/100 square feet. IECC Code values, without amendments are 4 CFM and 3 CFM, respectively.
- IECC R403.2.2. Raise the cut off value for exemption to test ducts from 50% to 75%, or other agreeable value.
- Reinstate the requirement for high efficiency lighting; however to a level of 25-50%, not the 75% level of the 2012 IECC.



RE: Recommendation for increasing residential energy efficiency

Kevin Emerson <kevin@utahcleanenergy.org>

Mon, Sep 9, 2013 at 2:28 PM

To: Brent Ursenbach <BUrsenbach@slco.org>, "Anderson, Kelly" <kelly@ironwoodcustombuilders.com>, "david@utahenergy.org" <david@utahenergy.org>, DENNIS L THATCHER <dltatsjc@msn.com>, "Hall, William" <william.hall989@gmail.com>, "jljensen@ffkr.com" <jljensen@ffkr.com>, john <john@mcarthurhomes.com>, "Marsell, Scott" <smarsell@sandy.utah.gov>, "McArthur, Ron" <ronm@mcarthurhomes.com>, "Nichols, Kenny" <knichols@aswn.com>, "rbmkb@qwestoffice.net" <rbmkb@qwestoffice.net>, Roger Hamlet <rhamlet@cca-ut.com>, "trenth@mp-int.com" <trenth@mp-int.com>, "tyler.lewis@questar.com" <tyler.lewis@questar.com>
 Cc: "Jim Meyers (jmeyers@swenergy.org)" <jmeyers@swenergy.org>, "'Sharon Smalley' (ssmalley@utah.gov)" <ssmalley@utah.gov>, "revans@parkcity.org" <revans@parkcity.org>

Thank you, Brent, for compiling these findings and recommendations. I'm responding with additional comments and information that may be of use to the group:

REScheck modification for Utah

I didn't receive any additional comments on the PNNL's second version of the REScheck software. It is my understanding that feedback and comments from Utah reviewers were sufficiently addressed by PNNL and that the software now meets reviewers expectations. I'll present a summary of the software review and resulting changes to the Utah 2012 version of the software at tomorrow's meeting.

Recommendations for Improvement

1) Regarding the recommendation to a requirement to Utah MLS systems about energy performance of homes:

The attached document "[Home Energy Performance MLS Proposal for WFRMLS.DOCX](#)" is a concept proposal that a group of home builders, residential energy performance experts, and energy efficiency advocates, including Utah Clean Energy, developed in 2012. This document was shared with the Wasatch Front Regional MLS (WFRMLS) and a response/action is pending. Review and comments from members of the Architectural and Mechanical Advisory Committee members is welcomed. The attached "[Dept. of Energy Guide for MLS.PDF](#)" guidance document from U.S. Department of Energy recommends a number of fields that should be added to MLS systems to provide greater transparency about home energy performance to consumers. Another good resource for information on this issue is the Green the MLS website, developed by the National Association of Realtors and its Green Resource Council: <http://www.greenthemls.org/>

It is critical that any changes to MLS systems to improve transparency of energy performance in homes be incorporated to the public-facing portion of real estate websites. That is, consumers should

be able to log on to UtahRealEstate.com, Zillow (or other real estate directory) and be able to easily search key energy efficiency-related fields and keywords.

I suggest that the Architectural and Mechanical Advisory Committees recommend to the UBCC that the legislature takes formal action to support this concept. This could take the form of a legislative resolution similar to a Concurrent Resolution on Radon Gas passed during last year's Legislative Session. I also encourage the UBCC and its Advisory Committees to contact the Utah Home Builders Association and the Utah Association of Realtors and suggest that a work group of interested parties be convened to review and further refine this concept proposal.

2) Reinstate the requirement for high efficiency lighting: The proposal to increase lighting energy efficiency requirements in new homes will immediately cut energy costs for new home buyers.

While some have argued that efficient lighting is not a "permanent" construction feature of new homes and, therefore, that high efficiency lighting requirements should be excluded from energy code updates, high efficiency lighting remains perhaps the most affordable way to provide immediate cost savings to home buyers. The cost to builders of installing energy efficient lighting is minimal compared to other energy code requirements (the cost to upgrade lighting in 75 percent of fixtures is estimated to cost no more than \$50), yet the energy cost savings provided to consumers is significant.

For example, in 2012 alone Rocky Mountain Power's incentive programs helped install over 17,000 lighting fixtures and 2.2 million energy efficient light bulbs in homes in Utah. This translates to cutting energy usage by about 60,000,000 kWh and saving utility customers \$21 million in energy costs over lifetime of the light bulb (conservatively estimated at 5 years). Furthermore, every \$1.00 invested in Rocky Mountain Power's efficient lighting incentive programs saves \$3.92! The energy savings that result from the installation of energy efficient lighting has been independently verified by third party consultants in reports to the Utah Public Service Commission.

Regards,

Kevin Emerson, MSc

Senior Policy & Regulatory Associate | Utah Clean Energy

1014 2nd Ave. Salt Lake City, UT 84103

Office: (801) 363-4046 | Direct: (801) 903-2029

kevin@utahcleanenergy.org | www.utahcleanenergy.org

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Connect with Utah Clean Energy for clean energy updates, events and news via:



This communication is privileged, confidential, and exempt from disclosure.

From: Brent Ursenbach [mailto:BUrsenbach@slco.org]
Sent: Friday, September 06, 2013 3:58 PM
To: 'Anderson, Kelly'; Brent Ursenbach; 'david@utahenergy.org'; 'DENNIS L THATCHER'; 'Hall, William'; 'jjensen@ffkr.com'; 'john'; 'Marsell, Scott'; 'McArthur, Ron'; 'Nichols, Kenny'; 'rbmkb@qwestoffice.net'; 'Roger Hamlet'; 'trenth@mp-int.com'; 'tyler.lewis@questar.com'
Cc: Kevin Emerson; Jim Meyers (jmeyers@swenergy.org); 'Sharon Smalley' (ssmalley@utah.gov); revans@parkcity.org
Subject: Recommendation for increasing residential energy efficiency

Please find attached a summary of many hours of discussion and review of comments from many of you. Feel free to contact me with comments or questions.

Have a wonderful weekend,

Brent Ursenbach

Salt Lake County

Planning & Development

Inspection Services Section

2001 S State Street Suite N-3600

Salt Lake City, Utah 84190-4050

bursenbach@slco.org

O: 385-468-6694

C: 801-381-1449

2 attachments

 **Home Energy Performance MLS Proposal for WFRMLS.DOCX**
27K

 **Dept of Energy Guide for MLS.pdf**
53K

**PROPOSAL TO ADD SEARCHABLE FIELDS FOR HOME ENERGY PERFORMANCE
IN THE WASATCH FRONT REGIONAL MLS SYSTEM**

Submitted to:
Jim Bringham, Chairman
Wasatch Front Regional MLS Board

September 21, 2012

Increased transparency of energy efficiency and associated energy costs in homes will allow the free market to function better by allowing consumers to make more informed home purchases. Currently, easy-to-access information about residential energy efficiency and other “green” features is very limited, yet the demand for this type of information is only increasing.

To date over 20,000 homes in Utah are ENERGY STAR certified and possess a “HERS rating” that numerically describes the home’s energy performance. Between 2010 and 2012, nearly 1,300 existing homes received energy retrofits through the Utah Home Performance program, cutting energy waste in those homes by 25% on average. And thousands more homes receive energy efficiency upgrades through Questar and Rocky Mountain Power incentive programs every year.

Utah Realtors have a direct interest in accelerating the improvement of energy efficiency in homes. Energy efficient homes are good for buyers by helping their purchase dollars go further through a more expensive home and/or lowered energy expenses.

During August and September 2012, a group of interested parties from the private and public sectors convened an informal work group to discuss how to improve consumer access to information about residential energy efficiency. The informal work group includes representatives from Utah’s real estate, residential construction, energy, and energy efficiency sectors (residential builders, developers, real estate professionals, home energy performance professionals, utility representatives, the State of Utah, and energy efficiency advocates).

The work group agreed that, as the most fundamental information point for home buyers and sellers in Utah, the Wasatch Front Regional MLS should ideally include *searchable fields* for homes’ energy efficiency ratings or scores, utility bills, and other “green” features for homes on the market in Utah.

We propose to work in collaboration with representatives from the WFRMLS to identify and add searchable fields for home energy performance and “green” homes to the WFRMLS system. Specifically, the work group requests the addition of several searchable fields to the WFR MLS in alignment with the National Association of Realtors’ *Green the MLS Tool Kit* and the US Department of Energy’s *Greening your MLS: Guidance for Real Estate Professionals*.

The initial searchable fields that we recommend should be added to the WFR MLS system

include those listed below:

Home energy performance

- HERS Rating (Rating: ____ [Enter number from “0” to “100”])
- Home Energy Score (Score: ____ [Enter score from “0” to “10”])
- ENERGY STAR Certified New Home (Year certified)
- Utility bills: \$____ (monthly or annual average). Source of utility bill data: (“Utility bill estimate” or “Historical utility data”)

Green home certification

- LEED Home (Certification: _____ [“Silver,” “Gold,” or “Platinum”])
- NAHB Green Building Program (Certification: _____ [“Bronze,” “Silver,” or “Gold, or “Emerald”])
- Other Certification and certification level (e.g. Passive House, Build Green Utah, etc.)

Green features

- Solar PV (System size (KW): ____ and System annual output (kWh): ____)
- Geothermal Heating and Cooling

While some of these fields are currently included in the WFR MLS Residential Listing Form, none of the fields are currently *searchable*, which severely limits the access to this information by buyers, sellers, and real estate professionals in Utah.

The following individuals submitting this proposal would like to meet with the WFRMLS to discuss this proposal in further detail and explore potential next steps. Thank you for your consideration of our proposal.

Submitted by:

Amir Haskic, AB GRI, Equity Real Estate

Beverly Hanson, ABR, SLC Green Homes

Rene Oehlerking, Garbett Homes

Ty McCutcheon, Rio Tinto Kennecott

Jason Dittmer, DwellTek/Utah Energy Home Performance Association

Mitch Richardson, Survey and Testing Services/Utah Energy Home Performance Association

Kevin Emerson, MSc, Utah Clean Energy



GREENING YOUR MLS

GUIDANCE FOR REAL ESTATE PROFESSIONALS

Note: Specific appearance and search features need to be explored further by each MLS. The U.S. Department of Energy recommends that each MLS engage local green building and energy professionals to assist in assuring the comprehensiveness and local specificity of applicable fields.

Field	Data Type	Sub-Field	Sub-Field Data Type	Agents' Due Diligence
ENERGY STAR [®] (ES) qualified refrigerator, dishwasher, clothes washer	Yes/no	Year ES qualified ¹	Date range	Look for the ENERGY STAR label on the appliance (usually inside the door) or seek out the EnergyGuide label for that model ² .
ENERGY STAR qualified furnace, boiler, central air, heat pump, room AC, water heater	Yes/no	Year ES qualified	Date range	Look for the ENERGY STAR label on the equipment or in owner's manual, or find the specifications for that model from the manufacturer.
ENERGY STAR qualified windows ³ , doors, skylights	Yes/no or a number range	Year ES qualified	Date range	Request receipts for installation including information from manufacturer. Energy audit or HERS ⁴ rating recommended ensuring proper installation. Home inspector may be able to advise in certain areas. Proper air sealing is important.
Programmable thermostat	Yes/no	N/A	N/A	Can usually be verified during showing appointment.

¹ ENERGY STAR specifications grow more stringent as technologies improve from year to year. It is prudent to include a choice of "Unknown" for the agent.
² For further information or reference, see DOE guidance at <http://www.eere.energy.gov/consumer/tips/energyguide.html>.
³ For more information about what makes a window or door energy efficient, visit the National Fenestration Rating Council Web site at <http://www.nfrc.org/label.aspx>.
⁴ Find qualified raters or auditors by visiting <http://www.nattresnet.org>.

ENERGY STAR qualified lighting, compact fluorescent light bulbs (CFLs), or LEDs ⁵	Choose from list or yes/no for each	N/A	N/A	CFLs and LEDs can typically be verified during showing.
Tankless water heater	Yes/no	N/A	N/A	Can usually be verified during showing appointment, but buyer agent should obtain and review the EnergyGuide label for specific energy usage details.
Low flow showerhead(s), fixtures	Yes/no for each	Number	Number range	This can be difficult to verify. If the home has been recently updated with these features, the seller may have receipts or manufacturer information, especially for showerheads. In general, look for aerators on all faucets and showerheads. If not installed, these are fairly inexpensive and can help the homeowner save on water and water heating costs.
Dual flush toilet(s)	Number range	N/A	N/A	Obtain manufacturer's information or ask for receipt if available.
High efficiency toilet(s) ⁶	Number range	N/A	N/A	Obtain manufacturer's information or ask for receipt if available.
Energy audit avail.	Yes/no	N/A	N/A	Seller should provide a copy of the energy audit report.
Walk Score™ or similar	Number range	N/A	N/A	Agents should educate themselves on what the value indicates. More information on Walk Score™ can be found at www.walkscore.com .
Green roof	Yes/no	Year installed	Date range	Can usually be verified during showing appointment. Home buyer would need detailed information on the life expectancy of the roofing membrane, maintenance needs, etc. If installed as a retrofit, may want to verify structural integrity given added weight.

⁵ Average households dedicate 10% of energy budgets to lighting. New lighting technologies can reduce lighting energy use in the home by 50% to 75%. For more information, see www.eere.energy.gov/consumer/tips/lighting.html

⁶ Look for the EPA WaterSense label, or visit <http://www.epa.gov/owwm/water-efficiency/> for more information about high efficiency toilets and other water fixtures.

Utility bills	Yes/no	Monthly or yearly average	Dollar range	Seller could provide copies of utility bills for the past 1-5 years. Buyer agent should also consider factors, such as occupancy, which would affect utility bills.
Passive solar features	Yes/no	50 word summary field	Text	Refer to licensed, insured professionals. Ask seller for documentation. Agent may point out directional exposure (north, south, east or west), natural light and ventilation, overhangs, etc. but should not state a particular heating or lighting value.
Solar water heater	Yes/no	Year installed	Date range	Have an inspector check the system to ensure there are no leakage issues on the system or on the roof itself. Solar components may come with warranties. Ask the seller.
Solar photovoltaic (PV) electric system	Yes/no	Year installed	Date range	Ask if system has battery storage or utility offers net metering (credit to homeowner's account for power fed back to grid). Most jurisdictions require PV system be checked for by a licensed electrician. Best if installed by a NABCEP ⁷ certified installer. Inspector should check roof integrity. Ask for supporting docs.
Wind turbine ⁸	Net metering/off-grid	Year installed	Date range	Ask seller whether the system has battery storage and if the utility offers net metering. Many utilities credit the homeowner's account (net metering) for power fed back to the grid and require features to assure the safety of line workers during power outages. Ask seller for supporting documentation.
HERS rating (home energy rating system) or E-scale ⁹ available	Yes/no	Score/Index	Number range 0 to 150	Seller should provide a copy of the HERS rating. Agent should research the HERS index vs. score to determine how it applies to a particular home. More information at www.natresnet.org .
Builders Challenge qualified. (Meets stringent energy and quality criteria.) ⁹	Yes/no	Year qualified	Date range	Ask if the home meets the Builders Challenge and look for the EnergySmart Home Scale (*E-Scale) score. See www.buildingamerica.gov/challenge to learn more.

⁷ North American Board of Certified Energy Practitioners. More information available at www.nabcep.org/.

⁸ For more information on wind turbines for homes, visit www.windpoweringamerica.gov/small_wind.asp and www.toolbox.org/TechInventory.

⁹ Learn about Builders Challenge Qualified Criteria at www.eere.energy.gov/buildings/challenge/bcqc_criteria_glance.html.

Geothermal Heat Pump ¹⁰	Yes/no	Year installed	Date range	Agent should assist the homebuyer in determining what type of system is installed and what the heat exchange medium is, as well as what maintenance the system may require. Any supporting documentation should be provided by the seller.
Other green features ¹¹	Text	N/A	N/A	Buyer agents should always seek supporting documentation for claims made by the seller or listing agent. Sellers and listing agents should always plan in advance to provide documentation to potential buyers.
ENERGY STAR qualified home ¹²	Yes/no	Year ES qualified	Date range	Request to see label in breaker box or supporting HERS rating.
EarthCraft House ¹³	Yes/no	Year certified as EarthCraft	Date range	Ask for the certification letter or document from the builder or EarthCraft provider.
LEED® Home ¹⁴	Yes/no	Certified, Silver, Gold, Platinum	Drop-down menu selection	Ask for the certification letter or document from the U.S. Green Building Council.
NAHB National Green Building Program ¹⁵	Yes/no	Bronze, Silver, Gold	Drop-down menu selection	Ask for the certification letter from the NAHB Research Center.
ANSI National Green Building Standard ⁸	Yes/no	Bronze, Silver, Gold, Emerald	Drop-down menu selection	Ask for the certification letter from the NAHB Research Center or from ANSI (the American National Standards Institute).
Other green building program certification	Yes/no	(Varies by locality)	(Varies by locality)	Agents should consult local experts.

¹⁰ There are four basic types of geothermal heat pump system. For more information, see www.eere.energy.gov/geothermal/heatpumps.html.
¹¹ Would allow for other green features. Research green-washing issues and review Federal Trade Commission guides at <http://www.ftc.gov/bcp/qmr/rule/guides980427.htm>.
¹² For information on ENERGY STAR new homes, visit <http://www.energystar.gov> and click on "New Homes."
¹³ For information on EarthCraft House, visit <http://www.earthcrafthouse.com/>.
¹⁴ For information on the Leadership in Energy and Environmental Design® (LEED) rating system, visit <http://www.usgbc.org>.
¹⁵ For information on the NAHB National Green Building Guidelines and the ANSI National Green Building Standard, visit <http://www.nahbgreen.org>

UNIFORM BUILDING CODE COMMISSION
MECHANICAL ADVISORY COMMITTEE

ATTENDANCE SHEET
September 10, 2013

Tyler Lewis 

Brent Ursenbach 

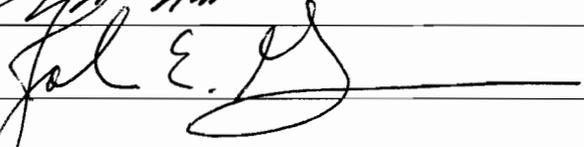
Dennis Thatcher 

David Wilson 

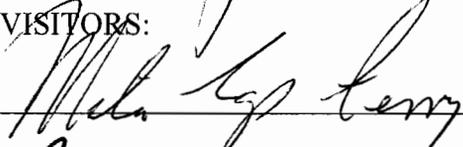
Roger Hamlet 

Randy Beckstead 

Trent Hunt 

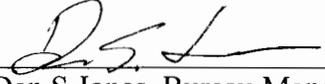
John Gassman 

VISITORS:



Ross Ford

KEVIN EMERSON


Dan S Jones, Bureau Manager

9-10-13
Date

UNIFORM BUILDING CODE COMMISSION
ARCHITECTURAL ADVISORY COMMITTEE

ATTENDANCE SHEET
September 10, 2013

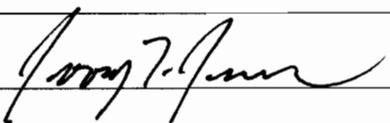
William Hall 

Scott Marsell 

Ron McArthur 

Kenny Nichols _____

Gary Payne _____

Jerry Jensen 

VISITORS

NAME	COMPANY/JURISDICTION	PHONE
<i>Daniel Wright</i>	<i>Wright Shed Co.</i>	<i>801-787-0475</i>
DENNIS P THOMAS	UBIG	801-465-9244
Ross Ford	Utah HBA	801-361-9301


Dan S Jones, Bureau Manager

9-10-13
Date