ENERGY CODES FOR MULTI FAMILY BUILDINGS

The challenge of the codes and supporting the differences in multifamily construction
CONUNDRUM FOR ENERGY CODES
BUILT LIKE COMMERCIAL BUILDINGS

But used like residential buildings

• They don’t fit
SOUTHWEST ACTIVITY

- AZ 38%
- CO 40%
- NV 32%
GOAL IS A NEW FRAMEWORK

• Arbitrary distinction between three-story and four-story buildings
• Over 1/3 of residential new construction is multifamily
BIFURCATED REQUIREMENTS

- Codes don't effectively address multifamily sector
- Stakeholders involved in Comml & Res code development
- Introduces additional inefficiencies in code process
- Proposals can be opposed – do not apply well to multifamily buildings
- Regulatory inconsistencies because 3 or 4 stories
DEVELOP BROAD STRATEGY TO REVISE IECC AND ADDRESS MULTIFAMILY BUILDINGS

- Process to include convening stakeholders
- Discuss – develop best model for codes and multifamily
- Serve as basis for new code language
- Assure support throughout effort
SEPARATE MULTIFAMILY REQUIREMENTS

- Venue to develop code
- Should high-rise distinction be maintained, modified, eliminated
- Technical areas to focus on: water, HVAC, etc
- Modeling rules
- Appliance standards – how do these apply in the energy code
- Utility involvement
NEXT STEPS
Contact information to participate in stakeholder process:

Jim Edelson
nbi
jim@newbuildings.org

Nehemiah Stone
Benningfield Group
Nehemiah.Stone@BenningfieldGroup.com
• Thanks
• Jim Meyers
• jmeyers@swenergy.org
• 303-974-7243
• @energymeyers