



*Santa Fe Area
Home Builders
Association*

SFAHBA Statement on Proposed Santa Fe County Green Building Standards

The Santa Fe Area Home Builders Association (SFAHBA) adopted a policy supporting the principles of the 2030 Challenge in 2007. Those principles advocate all new buildings be net-zero energy consuming structures by the year 2030.

Subsequently, when the City of Santa Fe began development of Residential Green Building Codes in 2007, which included an Energy Conservation section, SFAHBA participated in the drafting process and urged passage by the Santa Fe City Council.

The Energy Conservation section of that code mandated a minimum HERS rating of 70 for all new homes and also required a Thermal Bypass Inspection by a HERS rater prior to installation of wall and ceiling insulation.

Now Santa Fe County is considering “Green Building Standards” to align with the recently adopted “Sustainable Growth Management Plan”. The County is not expected to adopt a Green Building code as comprehensive as the City’s code, because of lack of an inspection and enforcement department, but the County is considering an Energy Conservation Code.

SFAHBA urges Santa Fe County to enact an ordinance mandating all new residential construction achieve a minimum HERS 70 rating and the rating be confirmed by County-approved HERS raters. Furthermore, SFAHBA urges the County also require a Thermal Bypass Inspection be performed by the same HERS rater and that all new residences comply with air-exchange standards as specified by ASHRAE 62.2.

SFAHBA is also urging the New Mexico Construction Industries Division (See attached) to enter into a Memorandum of Agreement with Santa Fe County to withhold issuance of Certificate of Occupancy until a county-approved HERS rater has confirmed a HERS 70 has been achieved.

Home builders in the Santa Fe area seek simplicity and parity from one jurisdiction to another. By aligning the rules and regulations between the County and the City, we believe a benefit will accrue to home builders, home owners and will be in accordance with the principles of the 2030 Challenge and Santa Fe County’s Sustainable Growth Management Plan.