



*Santa Fe Area
Home Builders
Association*

SFAHBA Position Urging CID to Work with Santa Fe County to Ensure Energy Conservation Standards

The Santa Fe Area Home Builders Association (SFAHBA) is advocating Santa Fe County adopt an Energy Conservation Ordinance mandating all new residential construction achieve a HERS rating of 70 or lower in order to save energy and lower utility bills for Santa Fe County residents.

Because HERS ratings are projected and confirmed by independent third-parties hired by contractors and homeowners, the cost of ensuring compliance is not born by Santa Fe County or the rest of its tax-payers.

SFAHBA urges the New Mexico Construction Industries Division (CID) to enter into a Memorandum of Agreement (MOA) with Santa Fe County whereby CID will not issue a Certificate of Occupancy on any new residential construction in Santa Fe County until a HERS inspection confirming a HERS rating of 70 or lower has been completed.

The County will approve initial HERS projections at time of Development Review prior to forwarding plans to CID for building permit review. The HERS raters will make timely on-site inspections during construction and then a final inspection prior to C of O.

Because the final HERS inspection can be scheduled concurrently during the final phases of mechanical and electrical inspection, there need not be any undue delay in the issuance of a C of O by CID. We further recommend that HERS raters certified by the county be issued numbered inspection stickers by Santa Fe County that can be affixed to electrical panels at the time of approval by the HERS rater.

The builder or homeowner would then schedule a C of O after all mechanical and electrical finals are approved by CID. The HERS approval sticker would give CID assurance the home has been approved and registered in the County's database.

An added benefit to CID is that the insulation inspection performed by a HERS rater is far more comprehensive than the routine insulation inspections performed by CID inspectors. SFAHBA believes CID could forego its normal insulation inspection and defer to the report issued by the HERS rater. SFAHBA believes this reduction in inspection costs by CID will more than offset any potential costs incurred by deferring the Certificate of Occupancy until a HERS rating of 70 or lower is confirmed. We strongly urge CID to enter into a formal agreement with Santa Fe County and begin discussing methods of cooperation to ensure compliance with Santa Fe County ordinances and with minimal disruption to CID inspection schedules.