

NC Building and Energy Code Plans for 2016



December 2015



1. 2009 IECC + Amendments = 2012 NC Energy Code.
2. Rollback of 2012 NC Energy Code to 2006 IECC proposed in 2014 but vacated after negotiations between clean energy community and home builders. Provisions in commercial energy code were repealed.
3. REPS passed in 2009. Potential freeze fought back in 2015. Impact on code? Policy makers see it as over regulation on requirements for energy efficiency... same as energy code.
4. NC Home Builders Association has strong control over NC Building (and Energy) Code Council.

Why 2015 IECC HERS Option in NC '18?

1. NCHBA is adamantly opposed to 2012 IECC. Great! Negotiations starting with 2015 IECC.
2. NC recently adopted 6 year code cycle. Whatever we pick in 2018 will be in place in 2024.
3. Is 2018 an option? No one thinks so – reaching too far so it was quickly off the table.
4. Is HERS Rater Option possible? Maybe, now that we have an association of HERS Raters to advocate, organize and provide resources.
5. Major enforcement issues with aging NC code officials + 3rd most HERS ratings in US = partner opportunity on energy code inspections.

Key Talking Points

1. Aging code officials can be replaced (in part) by HERS Raters.
2. HERS Rater Option saves Builders and Code Officials time and money (will it really?).
3. Goal is NOT to add additional \$1 in cost to a home!
4. Energy efficient homes CAN be built cost-effectively and offer greater profit to Builders.
 - Note: As an industry, we have done a terrible job of providing hard data and case studies to Builders and key stakeholders to support this claim.
5. Advocate for high performance, cost-effective homes using minimum code requirements. Not “energy efficient” homes.

Barriers to Success

1. Opposition from NCHBA, NC's #1 ranked lobbying org.
2. Policy makers against progressive minimum regulations – Republican-led legislature supports options.
3. NCBPA and Partners unable to effectively negotiate our goals for energy code in 2018.
4. Environmental/code advocates distract effective messaging around benefits and role of energy code, etc.
5. Utility EE programs become non-cost-effective in the new version of code (builders and raters support these programs).
6. NCHBA follows the 2012 NC Building Code book. They don't normally concern themselves with energy code.
7. EE/HP home features are currently not desirable to the NC Building Code Council (due to perceived added cost).

What's NCBPA Doing About All This?

1. Leading efforts to advocate and lobby for 2015 IECC with HERS Rater Option in 2018.
2. Manage interactions with environmental advocacy groups and individual advocates that are seen as opposition by NCHBA.
3. Create strong partnership with NCHBA and leverage member relationships.
4. Protect major residential/energy policies like REPS.
5. Obtain a seat on the NC Building Code Council.... COMPLETE!
6. Promote the importance of building and energy code in our industry and with policy makers ('16 elections vs. '18 code).
7. Need to protect against recent threat of residential code sub-committee being able to decide on behalf of the NCBCC.
8. Leverage resources provided by RESNET and IECC that promote 2015 IECC and HERS Rater Option.
9. Hired firm to support our advocacy and lobbying efforts.

Questions & Feedback

For more information

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