



## Santa Fe County Building & Development Services

# Accessory Dwelling Unit Checklist

(Not all properties in Santa Fe County are eligible for an Accessory Dwelling Unit)

\*Parcels within a Major Subdivision, or a subdivision approved with conditions prohibiting Guesthouses are not allowed to have an accessory dwelling unit as per section 10.4.2.1 of the Sustainable Land Development Code.

- Within Aamodt Settlement Area (Adjudication Document and Court Order must be submitted)
- Pueblo/Tribal land (Grant of easement from pueblo must be provided upon submittal)

### Forms in the packet to be completed

- Santa Fe County Development Application (Filled out and signed)
- Multi-Purpose State Building Application (Filled out and signed)
- Hot Water Re-circulation Plan (Affidavit Signed by property owner & Notarized)
- HERS Affidavit (Affidavit Signed by property owner & Notarized)

### Documents applicants to provide (available in the building)

- Recorded Warranty Deed (Available in Santa Fe County Clerk's Office)
- Approved Survey Plat Pre 1981 or signed off by Land Use Administrator (Available in Santa Fe County Clerk's Office) - Public Notice Plats will not be accepted.
- Proof of Taxes Paid (Available in Santa Fe County Treasurers Office)  
Tax Bills Will Not Be Accepted
- Approved Emergency 911 Assigned Address Form (Rural Addressing Department)
- 2 Copies shared well agreement (If Utilizing a Shared Well).
- Water Restriction Covenants 2 Copies (Refer to Approved Survey Plat for Book & Page Number of Water Restrictions) **If Property Has Water Restrictions**

### DEVELOPMENT PERMIT PROCESS\*

1. Meet with County staff to go over checklists & identify Specific Code Requirements.



2. Submit all required checklist documents & staff will verify completeness.



3. Staff reviews application & distributes to outside reviewing agencies (Fire, Utilities, Public Works & other agencies as needed). Staff also conducts a site visit.



4. Once reviews are complete, staff may provide applicant comments & revisions (redlines) to meet code requirements. The applicant reviews comments & revisions, makes needed changes & resubmits plans.



5. If application meets code requirements, a Development Permit is issued. The applicant then delivers approved, sealed plans to the NM Construction Industry Division (CID) for building permit.



Documents applicant to provide

- HERS report & Preliminary Ratings Certificate (Refer to Section 7.14 of SLDC)
- Approved Septic Permit (NM Environment Department # 827-1840) – The Environment Dept. must approve modifications to septic systems to accommodate accessory dwelling units.
- Well Permit (State Engineers Office # 827-6175).
- Proof of Sewer (If on community sewer system letter from entity on letter head)
- Proof of Water (If on community water system letter from entity on letter head or if utilizing City Sewer and City Water need to provide approved Certificates).

Plans applicant to provide

4 Copies, 2 full size 24" x 36" to scale & 2-reduced 11" x 17"

- Site Plan  
(Birds eye-view of what is on the property including all existing & proposed structures, well, septic, driveway length and width).
- Vicinity Map + Written Directions to the site
- Floor Plan
- Roof Framing Plan (Trusses must be signed and sealed by a NM Professional Engineer)
- Wall Sections (details & sections)
- Foundation (details & sections)
- Outdoor Lighting Plan (cut sheets & bulb types)
- Plumbing & Electrical Plans
- Exterior Elevations (showing existing, proposed & finished grade with Dimensions)
- Provide setback as per Table 7-A of the SLDC
- Grading & Drainage Plan (show pond locations & drainage calculations)
- Roof Drainage Plan
- Retaining Wall (detail & sections, if applicable)-Retaining walls with a Height of 4 feet or over must be signed and sealed by a NM Professional Engineer)
- Water harvesting plan 2,500 sq. ft. or greater cistern system is required to capture 85% of roofed area. (Show on Site Plan & provide cistern pump details)
- Water harvesting plan less than 2,500 sq. ft. shall install rain barrels, cisterns, or other water catchment basins to capture 85% of roofed area. (Show on Site Plan & roof drainage plan)
- Fire Sprinkler Plan (if applicable).
- Water Meter Proof: Water Meter Serial # + 1 picture of Meter + 1 picture Meter Reading.

Helpful Hints

- ✓ Provide the properties gate code on the development application so our code enforcement officers can access the property.
- ✓ Please let our office know if you have loose dogs in your yard prior to inspection.
- ✓ Read the plat notes on your approved survey to check if you need fire sprinklers.
- ✓ Elevations should be dimensioned & show natural, finished & final cut grade.
- ✓ The accessory dwelling unit shall not exceed 50% of the heated square footage of the main dwelling and must remain under 1,400 square feet.
- ✓ Accessory dwelling unit must share a driveway & utilities.
- ✓ Driveway should be dimensioned on site plan. (length, width, turnaround)
- ✓ **Road must be a minimum of 18' wide. Driveway must be a minimum of 14' wide. If your road or driveway does not meet these standards please contact us at 505-986-6225. (fire department will not approve otherwise)**
- ✓ HERS preliminary certificates are due at submittal no permit will be accepted without HERS.
- ✓ Adjudication documents and Court Order can be obtained from the Office of the State Engineer (827-6120)









**BUILDING AND DEVELOPMENT SERVICES AND  
SANTA FE COUNTY FIRE PREVENTION DIVISION  
DEVELOPMENT PERMIT APPLICATION**



**Applicant Name:** (Present &/or Former Names) \_\_\_\_\_ **Development Permit Number** \_\_\_\_\_ **Project Manager/Type/Date Received** \_\_\_\_\_

Development Fees Paid  Y  N Amount: \_\_\_\_\_ Fire Impact Fee Paid  Y  N Amount: \_\_\_\_\_ Total Fees Paid: \_\_\_\_\_  
(Additional Fire Inspections will be charged a minimum \$25.00 fee)  
**For official use only**

**Type of Development Permit:**  
(Indicate all that apply)

Site Dev. Plan  Conceptual Plan  Conceptual Use  Residential Bldg. Plan  Commercial Bldg. Plan  Accessory Structure  Driveway  
 Lot Line Adj.  Summary Rev Sub.  Major Sub.  Minor Sub.  Com. Sub.  Sprinkler/Alarm  Mobile Home  Solar Other \_\_\_\_\_

**Wildland Hazard Rating:**  Moderate  High  Very High  Extreme  N/A Fire District \_\_\_\_\_

Fire Protection Water Source:  Fire Hydrant  Draft Hydrant  Pond  Other \_\_\_\_\_ Driveway length: \_\_\_\_\_ Width: \_\_\_\_\_

**PROPERTY OWNER INFORMATION:** First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Rural address of Project: \_\_\_\_\_ Zip: \_\_\_\_\_

Written Directions to Project Site: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ **Gate Code** \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Email address: \_\_\_\_\_

Contractor / Company Name: \_\_\_\_\_ Address: \_\_\_\_\_

Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Work Phone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Contractor's License # \_\_\_\_\_

**PROJECT DESCRIPTION:** \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Commission District \_\_\_\_\_ Parcel ID: \_\_\_\_\_

UPC Number: \_\_\_\_\_ Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_ Date Recorded: \_\_\_\_\_

Warranty Deed Instrument #: \_\_\_\_\_ Date Recorded: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_

Acreage: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_ Valuation: \_\_\_\_\_

Proposed Number of Dwellings Onsite: \_\_\_\_\_ Existing: \_\_\_\_\_ Total: \_\_\_\_\_

Proposed Number of Lots Onsite: \_\_\_\_\_ Existing: \_\_\_\_\_ Total: \_\_\_\_\_

Proposed Roofed Area Sq. Ft.: \_\_\_\_\_ Existing Roofed Area Sq. Ft. : \_\_\_\_\_ Total Roofed Area Sq. Ft.: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Phase: \_\_\_\_\_ Affordable Unit:  Yes  No All Weather Access:  Yes  No\* (\*Access improvements required)

County Road:  Yes\*  No (Access Permit DPW required) Legal Access:  Yes  No

FEMA 100-year floodplain:  Yes\*  No Zone \_\_\_\_\_ Panel Number: \_\_\_\_\_ D (\*Floodplain Dev. Permit required)

NMED Septic Permit:  Yes  No Community Sewer System  Yes  No Water Restrictions:  Yes\*  No Book \_\_\_\_\_ Page \_\_\_\_\_

Shared Well:  Yes\*  No \*Share Agreement Inst. # \_\_\_\_\_ Well Meter Reading: \_\_\_\_\_

Well Permit # \_\_\_\_\_ Well Meter Serial Number: \_\_\_\_\_ Meter Type \_\_\_\_\_ Unit of Measure: \_\_\_\_\_

Community Water System:  Yes\*  No (\* Water Service Letter Required) Cistern Required:  Yes  No Rain barrels Required:  Yes  No

Proof of Taxes:  Yes  No (SLDC Zoning):  A/R  RUR  RUR-F  RUR-R  RES-F  RES-E  RES-C  TC  CN  CG  IL  I  MU  PD

**Owner Acknowledgment or Authorized Representative: Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*By signing I acknowledge all information is true and accurate, and I authorize Santa Fe County staff to conduct necessary inspections on my property as related to this permit application. I agree and I understand that the issuance of any subsequent permits does not prevent the Santa Fe County Fire Prevention Division from requiring additional compliance with the provisions of the Santa Fe County Fire Code as adopted by the Board of County Commissioners.*

Type of Permit Issued: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Redlines  Yes  No Inspections Conducted:  Initial  Pre-Final  Final Certificate of Completion  Yes  No







### Multi-Purpose State Building Application

State of New Mexico Regulation and Licensing Department Construction Industries Division

Santa Fe 2550 Cerrillos Rd Santa Fe, NM 87505 Phone: (505) 476 - 4700 Fax: (505) 476 - 4685  
 Albuquerque 5500 San Antonio NE Albuquerque, NM 87109 (505) 222 - 9800 (505) 765 - 5670  
 Las Cruces 505 S. Main St. Ste. 118 Las Cruces, NM 88004 (575) 524 - 6320 (575) 524 - 6319

**Please check the appropriate type for which you are applying for:**

Building Review/Permit (includes electrical / mechanical / plumbing)  Trade Review Only

Residential  Commercial  Pre-Bid  Reroof  Electrical Review  Mechanical/Plumbing Review

**THE FOLLOWING INFORMATION MUST BE PROVIDED**

Parcel No. and/or Project Address (must provide a physical address) \_\_\_\_\_ Nearest City/Town/Village \_\_\_\_\_ Zip Code \_\_\_\_\_ County \_\_\_\_\_

GPS Coordinates optional \_\_\_\_\_ X Coordinate \_\_\_\_\_ Y Coordinate \_\_\_\_\_

**MUST provide written Directions****Property Owner or Homeowner Information:**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_ E-mail address: \_\_\_\_\_

Address No. & Street / PO Box / Rural Route \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

**Contractor Information (must provide proof of contract):**

Company Name \_\_\_\_\_ NM State License # and classification \_\_\_\_\_

Address No. & Street / PO Box / Rural Route \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Contact Information (Name) \_\_\_\_\_ Phone \_\_\_\_\_ E-mail address: \_\_\_\_\_

**Design Professional Information:**

Company Name \_\_\_\_\_ NM State License # \_\_\_\_\_

Address No. & Street / PO Box / Rural Route \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Contact Information (Name) \_\_\_\_\_ Phone \_\_\_\_\_ E-mail address: \_\_\_\_\_

Type of Construction  I  II  III  IV  V  A  B Energy Compliance Climate Zone: \_\_\_\_\_

Occupancy Group  A  B  E  F  H  I  M  R  S  U  Prescriptive  Trade-off  Performance  Energy Code Not Applicable

Division  1  2  3  4  5

Square Footage: \_\_\_\_\_

Valuation / Sign Contract: \_\_\_\_\_ Fire Sprinklers Apply  Y /  N LP gas Appliance Apply  Y /  N

**APPLICANT MUST READ AND SIGN THE FOLLOWING:** I hereby acknowledge by my signature below that I have read this application and state that the above is correct. I agree to comply with the requirements for the New Mexico Building Code. I waive my right to require any inspector to possess a search warrant before they enter the premises to inspect the building covered by this permit. However, I waive this right only on the following conditions: The inspector must be approved by the Construction Industries Division and this inspection must be made at reasonable times for purpose of determining whether the work of building or structure on the premises complies with the New Mexico Building Code. I understand that the issuance of this permit shall not prevent the Construction Industries Division from requiring compliance with the provisions of the New Mexico Building Code.

X \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**Officeical Use Only**

Date Issued: \_\_\_\_\_ Processed By: \_\_\_\_\_ Tracking Number: \_\_\_\_\_

Received By: \_\_\_\_\_ Total Fees Due: \_\_\_\_\_

Walk In  Mail  E-Mail: \_\_\_\_\_ Partial Payment: \_\_\_\_\_

Paid By: \_\_\_\_\_ Balance Due: \_\_\_\_\_

Check \_\_\_\_\_  Money Order \_\_\_\_\_  Credit Card  Purchase Order \_\_\_\_\_

PLANNING/ZONING APPROVED BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

FLOOD PLAIN APPROVED BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

GENERAL BUILDING APPROVED BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

UPC/UMC APPROVED BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

NEC APPROVED BY: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_





Hot Water Re-circulation System  
Development Affidavit

I/WE \_\_\_\_\_, being the owner(s) of tract/lot located in Section \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_ East, N.M.P.M., and more commonly listed as having County Rural Address \_\_\_\_\_, Santa Fe County, New Mexico, being first duly sworn and under oath, do hereby swear or affirm the following:

1. The undersigned are owners of the above referenced lot; and
2. The Warranty Deed submitted with Development Permit Application No. \_\_\_\_\_, is a true and accurate description of above referenced lot; and
3. As the owner(s), agent(s), or assign(s), agree that the development listed in item No.2 above shall be constructed in accordance with Santa Fe County Code, Ordinance No. Ordinance 2006-03 which requires that the following be included in said development: (circle one)
  - i. a hot water re-circulating system with time and temperature controls; **or**
  - ii. on-demand circulations system; **or**
  - iii. centrally located water heaters; **or**
  - iv. point of use water heaters; **or**
  - v. short hot-water line run distances; **or**
  - vi. smaller diameter piping; **or**
  - vii. "instant" hot fixtures; **or**
  - viii. super insulation methods; **or**
  - ix. other device or design approved by the Land Use Administrator
4. Furthermore I/WE agree that this Affidavit will act as a codicil to the Warranty Deed associated with all conveyances and documents if the property is transferred in the future.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

The foregoing instrument was acknowledged before me by the person(s) whose name(s) appear above, on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires





Santa Fe County Public Works Department  
APPLICATION FOR PERMIT TO CONSTRUCT / MODIFY DRIVEWAY ACCESS  
ON COUNTY RIGHT OF WAY

Application No. \_\_\_\_\_

Application is hereby made by \_\_\_\_\_

(Name of Applicant)

\_\_\_\_\_

(Business Address)

This application is made for permission to construct driveway(s)/Access onto the following county maintained road in accordance with attached plan or sketch:

\_\_\_\_\_

(Address of Construction Site)

- Construct New
- Reconstruct
- Modify
- Close Off
- 25 FT. Asphalt Apron  
(Paved County Right-Way Residential)
- 50 Ft. Asphalt Apron  
(Paved County Right-Way Non-Residential / Multi-Use)

The work is to commence on \_\_\_\_\_ (Date)

And will require approximately \_\_\_\_\_ days to complete.

\*If this access permit is granted, we further agree to comply with all conditions, restrictions, and regulations of the Santa Fe County Sustainable Land Development Code.

I hereby certify the above statements to be true and correct:

Applicant: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_ Phone # \_\_\_\_\_

Permit Granted \_\_\_ Denied \_\_\_

On this \_\_\_ Day of \_\_\_\_\_, 20\_\_\_

Permit No. \_\_\_\_\_

By: \_\_\_\_\_



Santa Fe County Public Works Department  
APPLICATION FOR PERMIT TO CONSTRUCT / MODIFY DRIVEWAY ACCESS  
ON COUNTY RIGHT OF WAY

Permit Granted \_\_\_ Denied \_\_\_

Permit No. \_\_\_\_\_

On this \_\_\_ Day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Santa Fe County – Sustainable Land Development Code  
Residential Energy Efficiency Requirements (Section 7.14.2)  
Compliance Affidavit



I/WE \_\_\_\_\_, being the owner(s) of tract/lot located in Section \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_ East, N.M.P.M., and more commonly listed as having County Rural Address \_\_\_\_\_, Santa Fe County, New Mexico, being first duly sworn and under oath, do hereby swear or affirm the following:

1. The undersigned are owners of the above referenced lot; and
2. The Warranty Deed submitted with Development Permit Application No. \_\_\_\_\_, is a true and accurate description of above referenced lot; and
3. As the owner(s), agent(s), or assign(s), agree that the development listed in item No.2 above shall be constructed in accordance with Santa Fe County Sustainable Land Development Code, Ordinance No. 2015-11 which requires that the following energy efficiency requirements (Section 7.14.2) be satisfied and included in said development:
  - i. Each new residential structure, excluding mobile homes and manufactured homes shall achieve a Home Energy Rating Standards (HERS) rating of 70 or less, or have demonstrated that it achieves some equivalent energy performance. Structures required to achieve this rating shall be designed, constructed, tested and certified according to the HERS index. (Section 7.14.1)
  - ii. New residential structures shall also comply with the most recent version of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 62.2, "Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings." (Section 7.14.2.4.1)
  - iii. The building owner or his or her agent shall also have the United States Environmental Protection Agency's "Thermal Bypass Inspection Checklist" or "Thermal Enclosure System Rater Checklist" completed for the residential structure during the building process. (Section 7.14.2.4.2)
4. Requirement to provide documentation confirming compliance with these requirements: A certificate of completion shall be required for each:
  - i. The final or confirmed HERS rating after completion of the structure, indicating that the HERS index is 70 or lower.
  - ii. If a renewable energy system (e.g. solar photovoltaic, solar thermal, small wind turbine) is used to achieve the HERS 70 rating, in whole or in part, documentation that the system has been installed at the residence, including information indicating the size of the system.
  - iii. Documentation that the ASHRAE 62.2 standard has been met.
  - iv. Provision of the completed USEPA "Thermal Bypass Inspection Checklist" or "Thermal Enclosure System Rater Checklist."

Failure to obtain a certificate of completion prior to using or occupying property that is subject of a development permit shall be a violation of the SLDC and the County may commence an action against you for failure to be in compliance with this requirement. (Sections 14.2 and 14.3)

5. I/WE agree to ensure that the residential structure will comply with the requirements noted in item No. 3 above and that the required documentation noted in item No. 4 will be provided to the County prior to occupancy.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

The foregoing instrument was acknowledged before me by the person(s) whose name(s) appear above, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

2/3/16



2017

***Santa Fe County's New Energy Efficient Building Code  
for New Home Construction:  
A Guide for Homeowners and Home Builders***



In December 2015, the Board of County Commissioners (BCC) finalized adoption of a new land use code called the Sustainable Land Development Code (SLDC). The entire Code can be reviewed on the County's web site at:

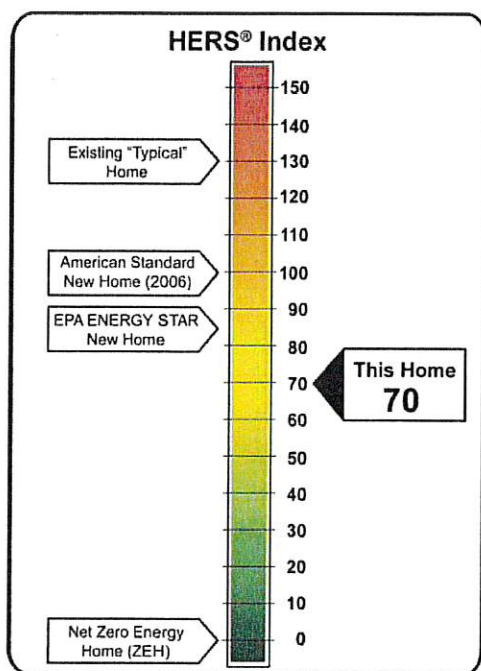
<http://www.santafecountynm.gov/userfiles/SLDC/ClickableSLDCwithOrdinance.pdf>.

The SLDC includes a new energy efficiency requirement for home construction that is more stringent than the State of New Mexico building code. The SLDC applies to homes within the unincorporated areas of Santa Fe County. All new home construction must comply with this requirement, including modular homes. Mobile and manufactured homes and additions to existing homes are exempt from this requirement.

**What is the energy efficient building requirement in the Code?**

"Each new residential structure, excluding mobile homes and manufactured homes...shall achieve a HERS rating of 70 or less....Structures required to achieve this rating shall be designed, constructed, tested and certified according to the Home Energy Rating Standards (HERS) index, as most recently adopted by the Residential Energy Services Network." (7.14.2)

**The Home Energy Rating System (HERS) Index**



The HERS Index is a nationally recognized scoring system for measuring a home's energy performance. The HERS Index Score can be described as a sort of miles-per-gallon sticker for houses, giving prospective buyers and homeowners an insight as to how the home ranks in terms of energy efficiency. HERS is based off of a "reference home" with a HERS rating of 100 – roughly equal to the energy efficiency of a home built to meet the 2006 International Energy Conservation Code standards. A lower HERS score means a more efficient, better performing home. Calculating a HERS Index is only done by a certified HERS Rater. The HERS index program is administered by the Residential Energy Services Network (RESNET, <http://www.resnet.us/>), a non-profit organization focused on residential energy efficiency. RESNET establishes training and testing standards and institutes quality assurance and control on the work of HERS Raters.

A HERS Index is calculated and verified as follows: The HERS Rater reviews the home plans as they are being developed and consults with the homeowner and designer. This consultation early on allows the designer and homeowner the opportunity to be aware

of the energy impact of design and equipment decisions. Design decisions include the wall and roof construction details, the type and size of windows and the orientation of the home. Equipment decisions include the type, size and model of the furnace or boiler, the water heating system and even the home's lighting. Once the home plans are complete, the HERS Rater calculates a preliminary HERS Index score. *In order to obtain a Development Permit from Santa Fe County, the homebuilder must have and submit a Preliminary HERS Index Score of 70 or lower as determined and verified by a certified HERS rater.*

While the home is being built, the HERS Rater will inspect the construction, to make sure that the home is being built as designed and that the construction methods and details will ensure the best possible energy efficiency performance. Proper installation of the energy-efficient construction materials and methods is critical to ensure an energy efficient home. For example, the effectiveness of insulation depends upon the care taken during its installation. Poorly installed insulation and poorly installed air sealing measures can result in significantly higher electric, gas and/or propane usage, and, therefore, higher energy utility bills over the life of the home. In addition to improperly installed energy efficiency measures, changing the size and/or type of windows or the type of furnace from the original plans can have a significant impact on a home's energy performance.

Once the home is fully constructed, the HERS Rater will also test the air-tightness of a home's ductwork and exterior shell. Upon substantial completion of the home, a Final, verified HERS Index is calculated. Once again, in Santa Fe County, this verified HERS Index must be 70 or less. *Documentation of the home's final HERS Index rating must be provided to the County Building and Development Services Division.*

With respect to new home construction, a HERS requirement (such as the County's HERS 70 standard) is a "performance-based" requirement, in comparison to the more traditional "prescriptive-based" requirements of most state and local building codes. A prescriptive building code energy efficiency requirement is more rigid in that it specifically stipulates the minimum standard each individual building component (windows, insulation, etc.) must meet. A performance-based requirement, like HERS, is more flexible, allowing the home owner, designer, HERS rater, and builder to choose from a host of energy efficient technologies to meet the standard. The State of New Mexico energy efficiency building code provides the option of complying with the prescriptive code or utilizing a HERS-based performance code. In Santa Fe County's climate zone, the state HERS requirement is a score of 89 or less – compared with the County's more aggressive requirement of a HERS 70 or less.

Here are some of the factors that go into a HERS Index rating:

- 1.) The size and shape of the home.
- 2.) Details regarding the "building envelope" such as:
  - a. The construction details of the home's walls.
  - b. The thickness and type of insulation for the foundation, walls and roof.
  - c. The number, size and orientation of the home's windows.
  - d. The air tightness of the building with respect to allowing air flow from or into the outdoors.
- 3.) The efficiency of a home's water heating system.
- 4.) The type and efficiency of space heating, ventilating and cooling systems.
- 5.) The efficiency of major appliances such as refrigerators, dishwashers, etc.



- 6.) The efficiency of lighting systems.
- 7.) The type and size renewable energy systems (solar and wind), if included.

### Including a Solar System in Your Homebuilding Plans to Help Meet the HERS 70 Requirement

Including a solar electric photovoltaic (PV) and/or solar thermal (for water or space heating) system in your homebuilding project can be an effective way to achieve a HERS rating of 70 or lower. Many citizens don't realize that solar systems have become incredibly cost-effective in the last 5 years – with about a 60% reduction in cost. Also, there is a 30% federal and 10% state income tax credit that makes solar even more financially attractive. Solar PV's low cost combined with the combined 40% income tax credit (not a Schedule A "deduction" to your taxable income but a full dollar-for-dollar reduction to the taxes you have to pay) makes including PV a cash-positive proposition. You can size an affordable solar PV system such that your home electric bill is less than \$10 per month! Consider including the solar system in your construction loan or utilize other available attractive financing mechanisms. *If you are including a solar system as a means to help achieve a HERS 70 rating for your home, you must provide documentation confirming that a solar system is an integral part of your construction plans (e.g. solar system design details and production calculations a contract with a solar installation company.)*

Helpful information on the HERS index can be found on RESNET's web site: <http://www.resnet.us/>

### Building a home? Getting started....

As you (or your architect) begin to design your home, it is critical to retain the services of a RESNET-certified HERS Rater at the beginning of the design process in order to make sure that your home will meet the HERS 70 standard upon its completion. Do not make the mistake of getting a HERS rater on-board after your home has already been designed! This will result in unnecessary project delays and added design costs to redo the building plans in order to achieve the HERS 70 rating.

There are a number of certified HERS raters in Santa Fe County and a number of "HERS savvy" homebuilders from which to choose. You can access them on the RESNET web site: <http://www.resnet.us/directory/search>. In addition, the City of Santa has had a HERS 70 requirement for over 7 years. The City maintains a list of certified HERS raters at: [http://www.santafenm.gov/media/files/Public Utilities Environmental Services/List 1-22-14.pdf](http://www.santafenm.gov/media/files/Public%20Utilities%20Environmental%20Services/List%201-22-14.pdf)

The Santa Fe Area Home Builders Association (SFAHBA) is a non-profit trade association representing members throughout Santa Fe County and beyond. SFAHBA maintains a Green Building Council member list (<http://sfahba.com/images/pdf/2014-greenbuild-list.pdf>) that includes a number of homebuilding contractors that are familiar with meeting HERS standards. SFAHBA staff is also a great resource for energy efficient home construction. (982-1774)

If, at any point, you have questions or are confused about this HERS 70 requirement, please feel free to contact the County's Energy Programs Specialist, Craig O'Hare (992-3044).

### What about home remodels and additions?



Home remodels, renovations and additions are exempt from the County's HERS 70 requirement.

### Is there an alternative to achieving the HERS 70 requirement?

Yes. "Other energy efficiency performance measures or methodologies may be utilized to demonstrate compliance with the requirement, provided that: 1) the residential structure achieves an equivalent or lower level of energy performance (in BTUs per square foot per year) as a HERS 70 rated structure; and 2) a New Mexico licensed engineer, architect, or qualified independent building science professional performs the analyses, inspections and certifications." (7.14.2.3) The engineer or architect used to verify a "HERS 70 energy efficiency equivalency" cannot be the same engineer or architect that was used to design the home.

### The Benefits of a HERS 70 (or lower) Energy Efficient Home

Over its 60 to 70 year life, an energy efficient HERS 70 home will enjoy significantly lower monthly energy utility bills compared with a home built to just the New Mexico building code. An analysis conducted by the County indicated that the total energy bill savings (for electricity, natural gas and/or propane) compared to one built to the state code could range from over \$300 per year (for a natural gas-heated home) to over \$1000 per year (propane-heated) at current prices for electricity, natural gas and propane. These savings will increase over time as energy costs increase. In addition, energy efficient homes provide greater living comfort – both in the summer and the winter.

### For More Information:

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## **New Mexico**

### **RESNET Certified Rater Members (as of 1/22/14)**

For an updated list please go to [www.resnet.us](http://www.resnet.us)

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