



Santa Fe County Building & Development Services

Single Family Residence Permit Checklist

- Aamodt Settlement Area (Adjudication information may be obtained from the Office of the State Engineers)
- 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 & Notarized by property owner)
- HERS Affidavit (Affidavit Signed & Notarized by property owner)
- Public Works Department Access Permit Application form (If Accessing off of a County Road)

Documents applicant 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
- 1 Copy of shared well agreement (If Utilizing a Shared Well).
- Water Restriction Covenants 1 Copy (Refer to Approved Survey Plat for Book & Page Number of Water Restrictions) **If Property Has Water Restrictions proof of water meter must be provided by submitting a photo of the meter reading and Serial #.**
- Proof of Water Meter (if property has water restrictions): Water Meter Serial # + 1 picture of Meter + 1 picture Meter Reading.
- Approved Emergency 911 Assigned Address Form (Rural Addressing Department)

Documents applicant to provide

- HERS report & Preliminary Ratings Certificate showing HERS rating is 70 or below (Refer to Section 7.14 of SLDC)

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 within 15 business days. The applicant then delivers approved, sealed plans to the NM Construction Industry Division (CID) for building permit.

- Approved Septic Permit (State Environment Department # 827-1840).
- 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 & 1 digital copy





- 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 Plan
- Outdoor Lighting Plan (cut sheets & bulb types)
- Plumbing & Plans (electrical lighting & power plan)
Need to show existing & finished grade.
- Exterior Elevations (showing existing, proposed & finished grade)
- 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 (Refer to Survey Plat)

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.
- ✓ 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.
- ✓ Properties above 7400' in elevation must comply with Section 7.17.10 of the SLDC.

Slope Analysis (If required)

- 0-15%
- 15-20%
- 20-25%
- 25-30%
- 30+%

-  Forms included in packet
-  Documents available at Santa Fe County
-  Documents applicant to provide
-  Plans applicant to provide

<u>Notes</u> _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	<u>Notes</u> _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
<u>SLDC Regulations</u> Zoning _____ Community Overlay District _____ Density _____ Maximum height _____ Accessory Dwelling Unit _____ Setback front property line _____ Setback side & rear property line _____ Flood zone setback _____	<u>Important Phone Numbers</u> <ul style="list-style-type: none">• Santa Fe County Land Use, 102 Grant Ave, 505-986-6225 http://www.santafecountynm.gov• State Engineers Office, 407 Galisteo (Bataan Memorial Building) 505-827-6175• State Environment Department 2540 Camino Edward Ortiz, 505-827-1840• Santa Fe County Fire Prevention 4 Fire Place, 505-995-6523• Construction Industries Division (CID) 2550 Cerrillos Road, 505-476-4700• Santa Fe County Utilities, 505-992-9870



**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)
Residential Commercial Pre-Bid Reroof Trade Review Only
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 1 2 3 4 5 6 7
Division 1 2 3 4 5 Trade-off Performance Energy Code Not Applicable
Square Footage: LP gas Appliance Apply Y / N
Valuation / Sign Contract: Fire Sprinklers 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:



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 ___

On this ___ Day of _____, 20___

Permit No. _____

By: _____

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 – 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



Fire Prevention Division

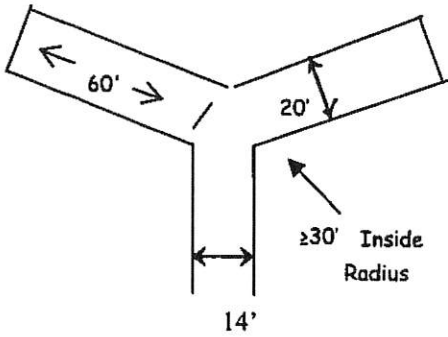
Fire Apparatus Access Driveway Turnarounds and Turnouts Single Residential Lot

Fire apparatus access driveways shall have an approved, all weather driving surface, capable of supporting the imposed load of fire apparatus. Driveways shall be within 150 feet of the furthest portion of the exterior of each structure.

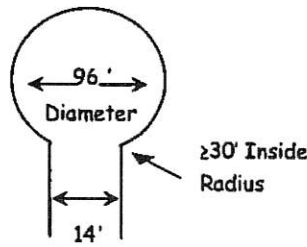
Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 250 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds.

The following is a list of width and height requirements related to residential driveways, turnarounds and turnouts:

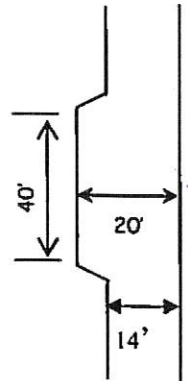
- The minimum unobstructed vertical clearance shall be 13 feet 6 inches
- The maximum slope of the turnaround shall not exceed 10% in grade.
- The minimum driveway width shall not be less than 14 feet.
- Turnarounds shall not be located within 50 feet of any combustible structure.
- The maximum slope of the driveway shall not exceed 15% in grade.



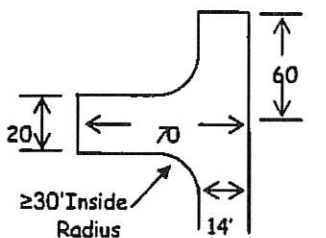
Driveway Y Turn



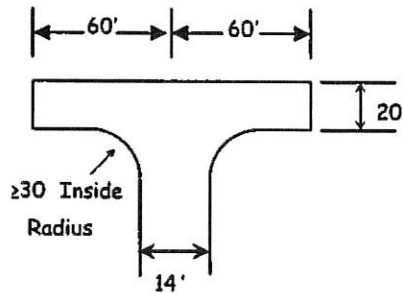
Driveway Cul-de-sac



Driveway Turnout Requirement



Driveway Alternative Hammerhead



Driveway Hammerhead

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:

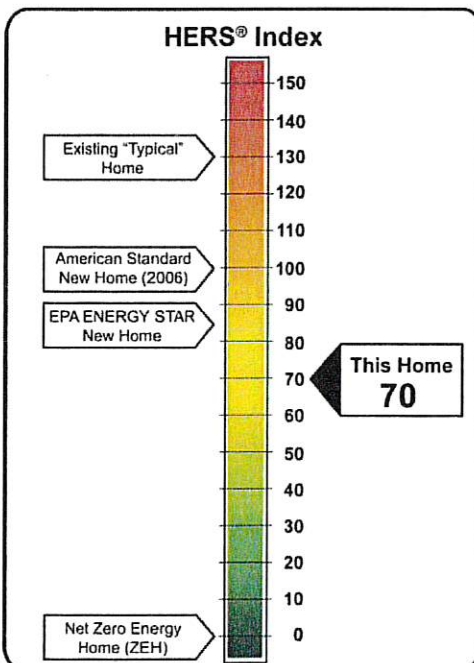
<http://www.santafecountynm.gov/userfiles/SLDC/ClickableSLDCwithOrdinance.pdf>.

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:

- Nathan Manzanares, Building and Development Services Division,
nathancm@santafecountynm.gov 505-986-6307

2/6/17

New Mexico

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

For an updated list please go to www.resnet.us

EverGreen Building Solutions

Contact Person: Stephen Onstad
Tel: 505-474-6419
E-mail: sonstad@gmail.com
P.O. Box 29744
Santa Fe, NM 87592

Go Green, NM LLC

Contact Person: Isaac Brazil
Tel: 505-508-1472
E-mail: info@gogreennm.com
8019 Edith Blvd. NE,
Albuquerque, NM 87113

Green Building Associates

Contact Person: Steven Bradley
E-mail: steve@gGreenBuildingAssociates.com
2029 Calle Lejano
Santa Fe, NM 87501

HERS-NM, LLC

Contact Person: Steve Vollstedt
Tel: 505-795-6540 www.HERS-NM.com
E-mail: steve@vollstedt.us
927 Alto Street, Unit A,
Santa Fe, NM 87501

Stanke Construction Services

Contact Person: Guy Stanke
Tel: 505-670-9391
E-mail: guystanke@gmail.com
208 Spruce St,
Santa Fe, NM 87501

Dry Creek Environmental

Contact Person: Bill Roth
Tel: 505-670-2879
E-mail: dry.creek.environmental@gmail.com
PO Box 22910,
Santa Fe, NM 87502

EcoTerra Enterprises, Inc.

Contact Person: Dalinda Bangert
Tel: 505-795-5992
E-mail: ecoterra@g.com
PO Box 28414,
Santa Fe, NM 87592

