



## MEMORANDUM

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**To:** Development Services Customers and Staff

**From:** Gene Delauro, Building Official, Development Services *GD*

**Date:** September 14, 2016

**Subject:** City of Corpus Christi - 2015 International Energy Code Compliance  
(Required by 34 Texas Administrative Code §19.53)

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**Residential Building Compliance (Effective September 1, 2016) -- Includes New Construction and Additions to One and Two Family Dwellings, Multiple Single Family Dwellings (Townhouses) and Group R-2, R-3 and R-4 Buildings (Apartments or Multifamily) Three Stories or Less in Height.**

### **Residential Permit and Plan Review Requirements**

The building application for new construction or addition shall include the name of the City Registered Energy Compliance Inspector (ECI) who has been retained to perform the required inspections as required in the 2015 IECC: Section R104 - Inspections. The construction plans, energy compliance report (REScheck, IC3 or other approved compliance software tool) or other supplemental information provided shall contain all the required information in the 2015 IECC: Section R103.2 - Information on Construction Drawings, Section R103.2.1 - Building Thermal Envelope Depiction and the Compliance Option chosen for the project. The plan reviewer will evaluate the information for conformance with the residential requirements of the 2015 IECC in accordance with the Compliance Option stated in the application.

### **Three Compliance Options are Available:**

#### **Option 1 - Prescriptive Analysis**

The ECI shall inspect and verify all requirements of the 2015 IECC: Chapter 3 General Requirements and all Sections of R401 through R404 have been met. The ECI shall submit a final certification report for review and approval prior to the issuance of a Certificate of Occupancy.

#### **Option 2 - Performance Analysis**

The ECI shall inspect and verify all requirements of the 2015 IECC: Chapter 3 – General Requirements, all mandatory Sections of R401 through R404 and Section 405 have been met. The ECI shall prepare and submit a Compliance Report for permit application for review and approval. The ECI shall submit a final compliance report for review and approval prior to the issuance of a Certificate of Occupancy in accordance with table 405.5.2 (1).

### **Option 3 - Energy Rating Index (ERI) Analysis**

The ECI shall inspect and verify all requirements of the 2015 IECC: Chapter 3 – General Requirements, all mandatory requirements of Section R401 through R404 and Section R406 have been met. A Compliance Report for permit application shall be submitted and approved in accordance with section R406.6.2. The compliance report must indicate an ERI value  $\leq 65$ . The ECI shall prepare and submit a final compliance report for approval prior to the issuance of a Certificate of Occupancy.

**Commercial Building Compliance (Effective November 1, 2016) – Includes New Construction and Additions to Commercial Occupancies not identified as Residential and Group R-2, R-3 and R-4 Buildings Greater than Three Stories in Height.**

### **Commercial Permit and Plan Review Requirements**

The building application for new construction or addition shall include the name of the City Registered Energy Compliance Inspector (ECI) who has been retained to perform the required inspections as indicated in the 2015 IECC: Section C104 - Inspections. The construction plans, energy compliance report (COMcheck or other approved compliance software tool) or other supplemental information provided shall contain all the required information in the 2015 IECC: Section C103.2 - Information on Construction Drawings, Section C103.2.1 - Building Thermal Envelope Depiction and the Compliance Option chosen for the project. The plan reviewer will evaluate the information for conformance with the commercial requirements of the 2015 IECC in accordance with the Compliance Option stated in the application.

**Two Compliance Options are Available using the 2015 IECC or ANSI/ASHRAE/IESNA 90.1**

### **Option 1 – Prescriptive Analysis**

The ECI shall inspect and verify all requirements of the 2015 IECC: Chapter 3 – General Requirements, Sections C402 through C405, plus one additional option from C406.2, C406.3, C406.4, C406.5, C406.6 or C406.7 have been met. The ECI shall submit a final certification report for review and approval prior to the issuance of a Certificate of Occupancy.

### **Option 2 – Performance Analysis**

The ECI shall inspect and verify all of the requirements of the 2015 IECC: Chapter 3 – General Requirements, Sections C407, C402.5, C403.2 and C404 plus all mandatory lighting requirements in Sections C405. The ECI shall submit a final certification report for review and approval prior to the issuance of a Certificate of Occupancy.

### **Commissioning Requirements**

Applicable to Building Mechanical Systems in Section C403 and Electrical and Power Systems in Section C405. The requirements for Commissioning include a Preliminary Commissioning Report at plan review submission. A System Balance Report, Final Commissioning Report and site verification of HVAC, lighting and electrical systems in accordance with the requirements of C408 shall be provided prior to the final plumbing and mechanical inspections for review and approval. Note: mechanical & service water heating system less than 480,000 btu/h (40 ton) cooling capacity and service water heating and space heating system capacities less than 600,000 btu/h (50 ton) are exempt from commissioning requirements.

### **Commissioning Authority Qualifications**

The project Commissioning Authority shall be a certified Commissioning Authority bearing one of the following certifications:

1. Association of Energy Engineers – Certified Building Commissioning Professional (CBCP);
2. AABC Commissioning Group – Certified Commissioning Technician (CXT);
3. American Society of Heating, Refrigeration and Air Conditioning Engineers – Commissioning Process Management Professional (CPMP);
4. Building Commissioning Association – Certified Commissioning Professional (CCP); or
5. Licensure as a Registered Professional Engineer in the State of Texas.
6. Other National or Regional Recognized Commissioning Agent Certifications determined to be equivalent by the Building Official or the Building Code Board of Appeal.

### **Energy Compliance Inspector (ECI) Qualifications**

The ECI shall be an independent agent having no design or construction role in the project being inspected or certified. The project ECI shall be a City of Corpus Christi registered ECI possessing one of the following certifications:

1. Certified HERS Rater or Rating Field Inspectors by RESNET;
2. Other National or Regional Recognized Energy Inspector Certifications determined to be equivalent by the Building Official or the Building Code Board of Appeal; or
3. A Qualified Commissioning Authority registered with the City of Corpus Christi as an ECI.