

City Council Study Session

Home Energy Rating System (HERS) Energy Rating Index (ERI)
Program
May 14, 2024



History of the Program

- **The HERS/ERI pilot program was created to encourage energy efficient residential home construction by offering credits to builders who build above Residential Energy Code minimums.**
- **The program started in July of 2018 and has been renewed 6 times and it is scheduled to expire June 30th 2024.**
- **The programs benchmark was established as a score of 65. In June of 2022 the benchmark was updated to 57 to reflect the most recently adopted code by the State.**



History of the Program(continued)

Current HERS/ERI Program with a 51 benchmark

47 or less	Builder pays no permit fees
48	Pays 5% of permit fees
49	Pays 10% of permit fees
50	Pays 15% of permit fees
51	Pays 20% of permit fees
52	Pays 25% of permit fees
53	Pays 30% of permit fees
54	Pays 35% of permit fees
55	Pays 40% of permit fees
56	Pays 45% of permit fees
57	Pays 50% of permit fees

The credit is the building permit fee of .14 cents per square foot of project area. To receive the full credit a home must achieve a HERS/ERI score of 57.

Example: A 2,000 square foot home with a 400 square foot garage and 200 square foot covered patio has a project area of 2600 square ft. This project would be eligible for a \$364 credit. (2600x.14=\$364)



History of the Program (continued)

- **The below numbers represent current applications submitted to the HERS/ERI program (July 1, 2022 through April 30, 2024).**
 - **220 applicants applied to the HERS/ERI program.**
 - **4 homes received the full credit scoring a 47 or better. 82 homes received partial credit by scoring a 57 or better.**
 - **19 Applicants withdrew from the program.**
 - **115 applicants remain enrolled in the program.**



Current Energy Code Activity

- The Oklahoma Uniform Building Code Commission (OUBCC) is the State body that reviews and adopts the minimum building codes for all jurisdictions in the State of Oklahoma, this includes Building, Electrical, Mechanical, Plumbing and Energy Codes.
- In September of 2022 the state updated the required code for residential the 2018 International Residential Code with amendments. With this adoption the ERI for New Single Family Homes became a 64. Our current bench mark of a 57 is an improvement over the state minimum and was chosen because subsequent codes reference this value and we desire to award above code homes.
- It is likely the OUBCC will begin review of the 2024 IRC during this calendar year which would include reviewing Energy Codes associated with it.



Energy Code Activity

ERI	Code Cycle (IECC Year)
100	2006
80	2009
70	2012
65	Previous City of Norman benchmark
64	Current State of Oklahoma benchmark
57	Current City of Norman benchmark
57	2018
51	2021
Not Published at this time	2024



Current Energy Code Activity

Minimum Energy Codes in Texas
Norman correlates to Climate Zone 3

Climate Zone	Sept. 1, 2016-2019	Sept. 1, 2019-2022	Sept. 1, 2022-2025
CZ2	65	63	59
CZ3	65	63	59
CZ4	69	67	63



Staff Recommendations

Option I: Continue the Program as a Pilot Program with the current benchmark ERI of 57.

- **Extend the program for 2 years by Resolution.**
- **Keep the benchmark at a 57, which is in line with the 2015 and 2021 codes and is proving to be a tough but fair benchmark for applicants.**
- **It seems unlikely the state would update the State required ERI to be an improvement over the current bench mark score of a 57. But if they did we would want to update the program.**



Staff Recommendations (continued)

Option 2: Continue the Program but do so by Ordinance.

ERI	Code Cycle (IECC Year)
100	2006
80	2009
70	2012
65	Previous City of Norman Benchmark
64	Current State Proposed Benchmark
51	2015
57	Current City of Norman Benchmark
57	2018
51	2021

- If adopted by ordinance we would want to set the programs benchmark as relative to the minimum standard as adopted by the state.
- We propose making the benchmark 7 points lower than the State Adopted Code. This will allow the program to always have an incentive above the minimum state standard.
- By adopting it by Ordinance it will codify the requirement and be a more stable program. Many builders who participate in this program also participate in similar State or Federal type programs. The nature of such programs is they do tend to come and go as markets and political climates change. By offering ours as a stable program this should encourage participation.

Questions?

- **Option 1, Option 2,?**

Other direction?

