Meeting Notes

The opinion of the group, there are multifamily properties that should be under the residential energy code.

The definition draws a distinction, but there are some cases that get more confusing with ground level retail and underground parking.

Building officials are examining these on a case by case basis – can we help create consistency in this area?

St Paul when splitting buildings between code types requires a barrier between the residential and commercial areas.

The inconsistent definition along with inconsistency enforcement with the old code has caused confusion → some builders view as having tow route options.

If builders build one way, then have to change, the unforeseen costs can kill the projects.

Anecdotally, some builders have added a fourth story party room to avoid having to comply with the residential code.

We ought to survey code to officials to see which code certain types of multifamily building should be using (see below).

As a group, we need evidence supporting energy efficiency reason for multifamily buildings 3 stories and under to use the residential energy code.

Topics that would benefit from a “Common Practices” document:

- Balanced ventilation
- Air leakage testing
- Mixed occupancy
- IECC vs. ASHREA

*Definition of multifamily buildings that adhere to the residential energy code:*

“For this code, includes detached one- and two-family dwellings and multiple single family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane” (2 Sec R202). The code states that if a building is not defined as residential, it is a commercial building.”
Multifamily buildings with three stories or less fit into the residential energy code. As a best practice, even if these buildings have common spaces and corridors, they should subscribe to the residential energy code.

Next Steps:
- Provide Feedback and circulate building surveys
- Meet again in the new year using the IECC 2018 voting outcomes as a guideline for our multifamily recommendations
- Find data supporting energy efficiency reason for multifamily buildings 3 stories and under to use the residential energy code

Survey for Code Officials:
Which building energy code would you follow for these multifamily buildings?

<table>
<thead>
<tr>
<th></th>
<th>The residential building energy code</th>
<th>The commercial building energy code</th>
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<tbody>
<tr>
<td>A four story multifamily building</td>
<td>☐</td>
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<tr>
<td>A three story multifamily building with shared common spaces</td>
<td>☐</td>
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<tr>
<td>A three story multifamily building with underground parking</td>
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<tr>
<td>A three story multifamily building with retail on the ground floor</td>
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Attendees:
Becky Olson, NEC
Russ Landry, CEE
Gary Reinsberg, City of St Paul
Ed VonThoma, Building Knowledge
Kyle Sytsma, Major Mechanical
Tim Manz, City of Blaine