Steve Kovalik shared an excerpt from the energy code stating that mixed occupancies should be considered separately. However the survey for code officials shows that code officials aren't even sure how to classify three story multifamily buildings with different features.

We should frame best practices that could guide a future code. This guidance could be part of the code first chapter so it wouldn’t need to appear in both codes.

*Based on 2015 IECC Residential and Commercial Codes at the national level*

The Commercial code has an energy benefit in HVAC requirements for commercial buildings while the residential code has efficiency gain from envelope and ventilation requirements. It’s still not clear how much of an energy benefit using the residential code for multifamily buildings three stories and under.

It might make more sense to divide buildings based on whether or not they’re served on the same mechanical systems. If they have separate mechanical systems, units are under the residential code, while common areas would be under the commercial code. Then would be envelope be under the residential or commercial code?

Builders generally want to subscribe to the commercial code to avoid ventilation requirements for multifamily buildings – the market is responding by building more 4 story buildings

Next Steps:

- Becky Olson will draft guide to which code to use in different areas of multifamily buildings
- We can edit over email and take next steps from there