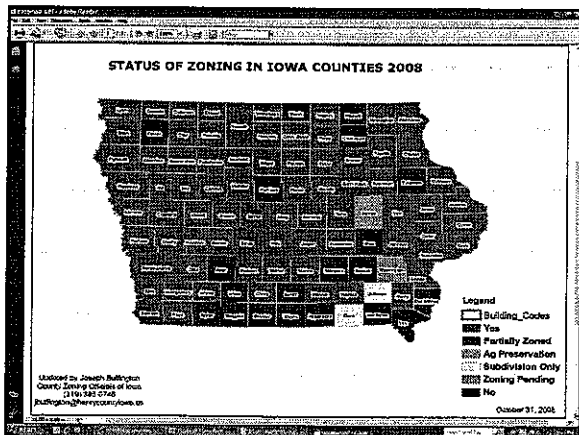# State Energy/Building Code Perspectives

Presentation to the Energy Efficiency Plans and
Programs Study Committee
December 3, 2008

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State Energy/Building Code Perspectives Outline

- Current Status
- How counties are administering and enforcing building codes
- Why more counties haven't adopted building codes
- What might work to encourage counties to adopt building codes?

STATUS OF ZONING IN IOWA COUNTIES 2008

Legend
- Building_Codes
- Yes
- Partially Zoned
- Ag Preservation
- Subdivision Only
- Zoning Pending
- No

State Energy/Building Code Perspectives

Counties With Codes

- Pottawattamie, Polk, Dallas, Wapello, Bremer, Linn, Johnson, Scott, Blackhawk, Muscatine
- Each have adopted various IBC and IRC versions
  - DOE REScheck energy code compliance can be incorporated by reference
- Administration and enforcement is different

Wapello County Case Study

- Adopted in 2003
  - Building growth prompted
  - Public meeting with local contractors
  - No real enforcement problems today
- 1 building official (co. engineer), 1 inspector
- Mostly self-sufficient due to permit fees
  - County sets fees—sliding scale based on valuation of project
  - General fund would pick up difference

Pottawattamie County Case Study

- Adopted in 2007
  - Supervisor urged adoption
  - Consulting firm presence
- Consulting firm provides 1 building official, 1 inspector, 1 permit technician
- No cost to county
  - Permit fees: 75% to contractor, 25% to county

Bremer County Case Study

- Adopted in late 1970s
  - Recognized need to enforce standard practices
  - Reminders in newsletters and on city utility bills
- 1 building official (zoning director), 2 inspectors
- 28E agreements with 6 cities to issue permits—county gets all permit fees

State Energy/Building Code Perspectives

- Problems with enforcement
  - Counties have encountered few
  - Agricultural exemption is not understood
    - Can be difficult to interpret
    - Minimum requirements for life safety should be standard

State Energy/Building Code Perspectives

- Why haven't more counties adopted building codes?
  - Cost question
  - Very little development occurring
  - Not considered by Board of Supervisors
  - Perception of invasiveness

State Energy/Building Code Perspectives

- Encouraging counties to adopt building codes
  - Education!
    - Benefits of codes
    - Incorporate energy codes by reference
  - Partnering with cities through 28E agreements
    - Allows county to hire staff needed to enforce in the best manner
  - Maintaining local control
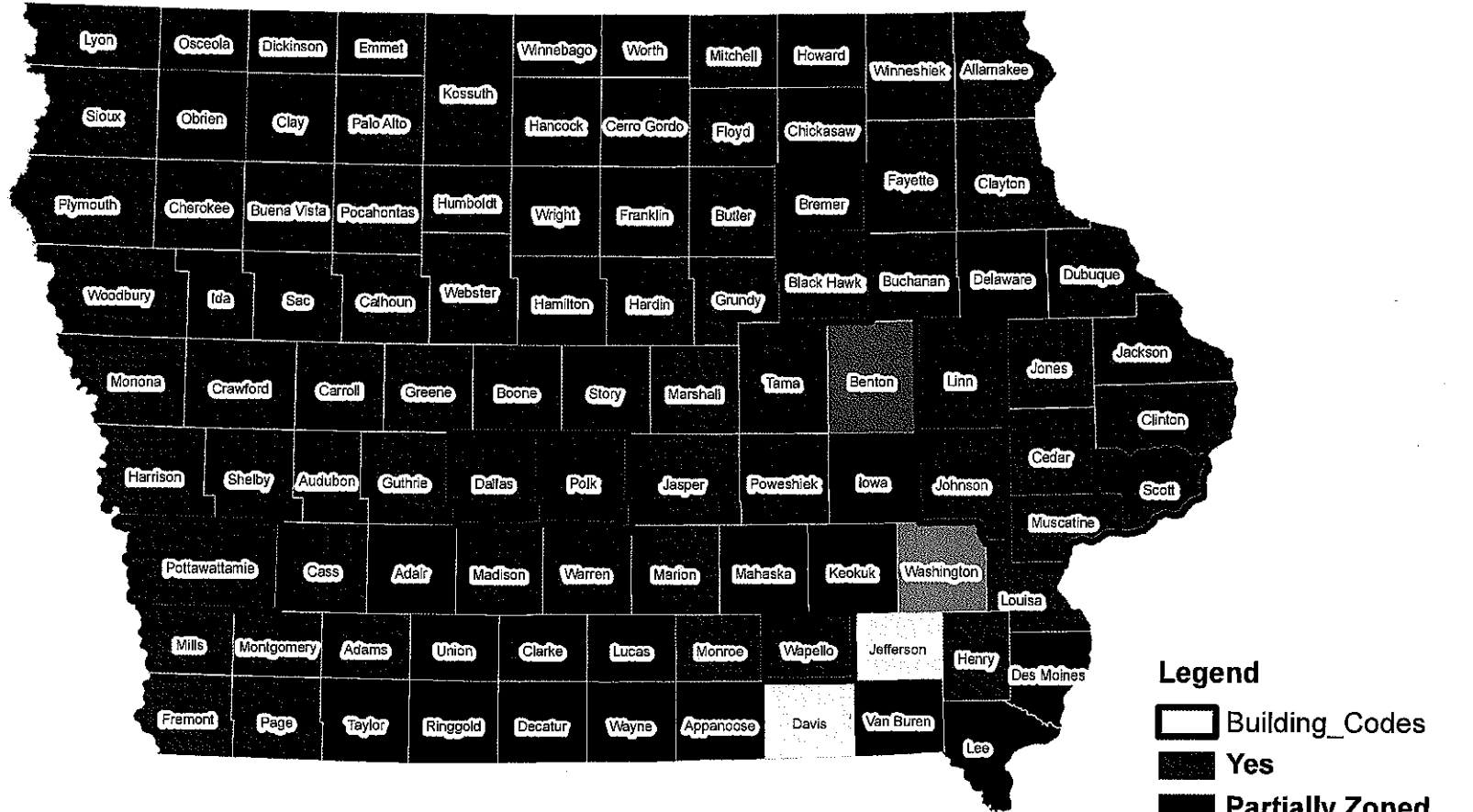
State Energy/Building Code Perspectives

- Conclusion
  - 10 counties have building codes
  - Differ in administration
  - Well-enforced, successful programs
  - Education of benefits is key
  - 28E agreements underused
  - Final decision made locally

State Energy/Building Code Perspectives

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STATUS OF ZONING IN IOWA COUNTIES 2008

Lyon, Osceola, Dickinson, Emmet, Winnebago, Worth, Mitchell, Howard, Winneshiek, Allamakee

Kossuth

Sioux, Obrien, Clay, Palo Alto, Hancock, Cerro Gordo, Floyd, Chickasaw

Plymouth, Cherokee, Buena Vista, Pocahontas, Humboldt, Wright, Franklin, Butler, Bremer, Fayette, Clayton

Woodbury, Ida, Sac, Calhoun, Webster, Hamilton, Hardin, Grundy, Black Hawk, Buchanan, Delaware, Dubuque

Monona, Crawford, Carroll, Greene, Boone, Story, Marshall, Tama, Benton, Linn, Jones, Jackson

Clinton

Cedar

Harrison, Shelby, Audubon, Guthrie, Dallas, Polk, Jasper, Poweshiek, Iowa, Johnson, Scott

Muscatine

Pottawattamie, Cass, Adair, Madison, Warren, Marion, Mahaska, Keokuk, Washington

Louisa

Mills, Montgomery, Adams, Union, Clarke, Lucas, Monroe, Wapello, Jefferson, Henry

Des Moines

Fremont, Page, Taylor, Ringgold, Decatur, Wayne, Appanoose, Davis, Van Buren

Lee

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October 31, 2008