HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 9

HDRC CASE NO:	**2015-311**
ADDRESS:	214 W LULLWOOD AVE
LEGAL DESCRIPTION:	NCB 6533 BLK 13 LOT 29, AND 30
ZONING:	R5 H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Adan Ochoa
OWNER:	Michelle Nievaard
TYPE OF WORK:	Ammendment to New Construction of a Garage

REQUEST:

The applicant is requesting to amend the previously approved design at 214 W Lullwood. The applicant has proposed to remove the proposed rear garage door that would have provided vehicular access to and from the alley and instead place those garage doors on the street facing façade of the new construction.

APPLICABLE CITATIONS:

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. The applicant received approval from the Historic and Design Review Commission on May 7, 2014, for demolition of the existing accessory structure with the construction of a new rear structure. On August 5, 2015, the applicant returned to the HDRC to request a Certificate of Appropriations to relocate the location of the proposed staircase as well as to construct only one garage opening as opposed to two on the alley side. At that hearing, the HDRC approved the request per staff's recommendation, which was for approval of the relocation of the stairs only.
b. At this time, the applicant has proposed modify both the north and south facades. The applicant has proposed to remove both originally approved garage door openings from the north façade and instead create two garage door openings on the south, street facing façade rather than the previously approved single width garage door and neighboring french doors.
c. According to the Guidelines for New Construction 5.A., garages and outbuildings should be designed using complementary materials and simplified architectural details, similar window and door openings and garage doors with similar proportions and materials as those found traditionally throughout the district. Staff finds that the applicant's proposed garage door profile as well as materials are consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Sep 09, 2015

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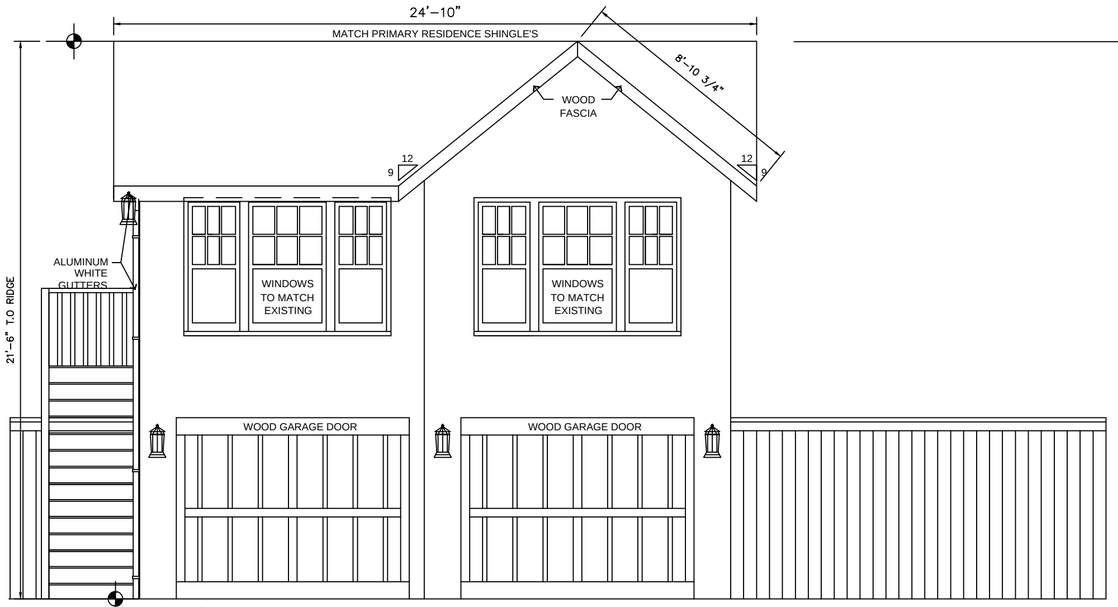
The applicant is wishing to construct a two bay garage out of 2x4 studs at 16" on center. After the framing has been complete, proper sheathing and metal lath will be installed so that a stucco finish may be applied. Stucco color is a light gray, with a white trim and a walnut color for windows and fence. The two new garage doors will be applied to the front approach of the garage. All new windows will be constructed to match the existing wood windows on the current residence. White aluminum gutters and downspouts will be applied to help prevent water from entering the building. Lights will be installed in all areas of entry and the roof shingles will match the current residence roof.

Thank you for your time and consideration!

Material Description

1. Structure- 2x's Southern Yellow Pine
2. Siding- Stucco
3. Garage Doors- Wood Roll-Up
4. Windows- Match existing wood windows.
5. Paint- Exterior (Light Gray) Trim (White) Garage Doors (Walnut)
6. Roof- Match existing
7. Gutters- Aluminum (White)

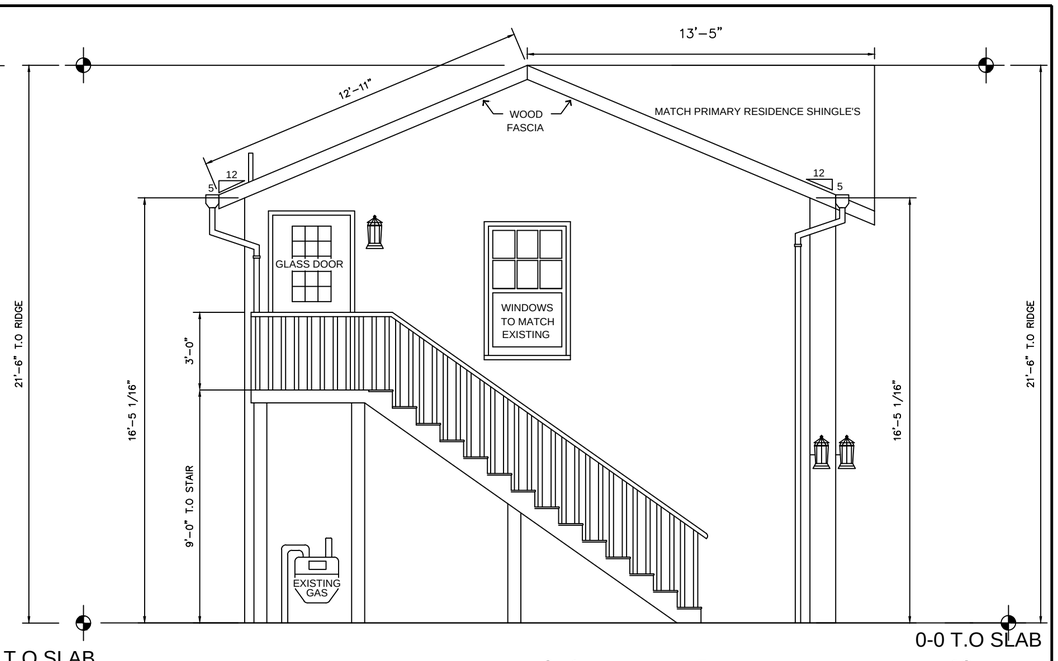


1 SOUTH ELEVATION

Scale: 1/4" = 1'-0"

0 1 5 10

GRAPHIC SCALE

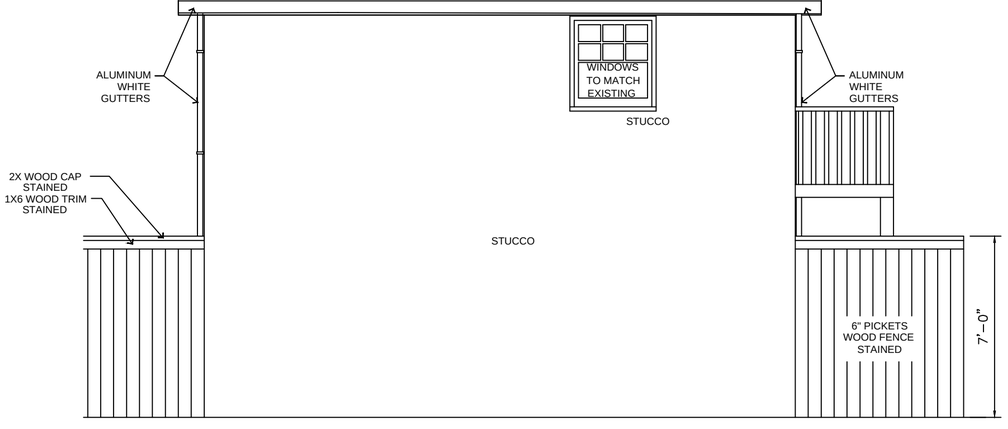


2 WEST ELEVATION

Scale: 1/4" = 1'-0"

0 1 5 10

GRAPHIC SCALE



3 NORTH ELEVATION

Scale: 1/4" = 1'-0"

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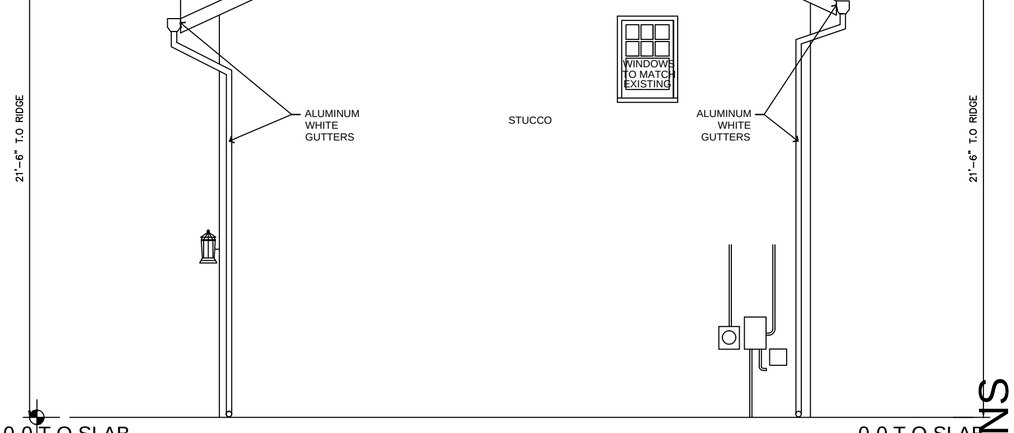
GRAPHIC SCALE



4 EAST ELEVATION

Scale: 1/4" = 1'-0"

5 1 0 10

GRAPHIC SCALE

EXTERIOR FINISHED SCHEDULE

ITEM	MATERIAL	COLOR
ROOFING	ASPHALT	MATCH EXISTING
GUTTERS	ALUMINUM	MATCH EXISTING
DOWNSPOUTS	ALUMINUM	MATCH EXISTING
FASCIA	EXPOSED WOOD	MATCH EXISTING
SOFFIT	EXPOSED WOOD	MATCH EXISTING
SIDING	STUCCO	TBD
WINDOWS/ DOORS	WOOD	TBD

ELEVATION GENERAL NOTES

SEE SPECIFICATIONS FOR MANUFACTURER

DOWNSPOUT BOOT AND EXPOSED PORTION OF UNDERGROUND STORM SEWER PIPE TO BE PAINTED TO MATCH DOWNSPOUT. (NOT APPLICABLE)

GUTTERS SHALL BE PREFINISHED ALUMINUM WITH MINIMUM THICKNESS OF .032, BEVELED PROFILE, SIZED AS REQ'D (3[H. MIN) w/|" HIGHER BACK & NON–CORROSIVE LEAF SCREEN. DOWNSPOUTS SHALL BE PREFINISHED ALUMINUM w/MINIMUM THICKNESS OF .027, SIZED AS REQ'D: (3"x4" MIN.),

PAINT ALL ROOF TOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ROOF.

SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.

EXTERIOR ELEVATIONS

AO DESIGN

AO DESIGN, LLC

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SAN ANTONIO, TEXAS

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214 W. LULLWOOD

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18	S6.0	WALL BRACING DETAIL

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PROJECT NO. XXX–XX

DATE: JULY 23, 2015

DATE REVISED: AUGUST 10, 2015

DRAWN BY: ADAN OCHOA

DESIGNER: ADAN OCHOA

sheet

A3.0

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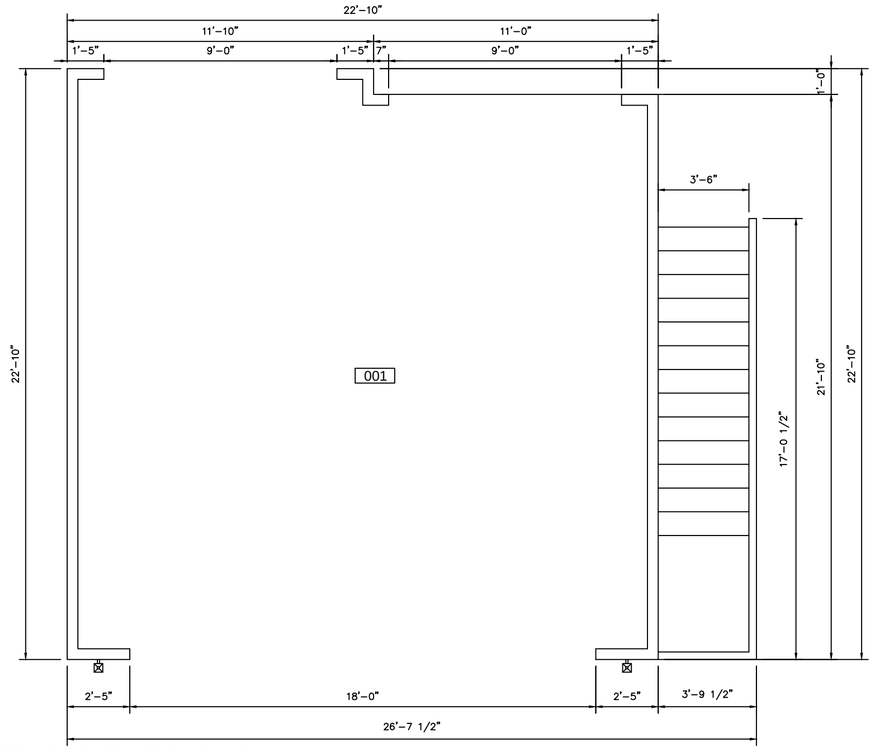
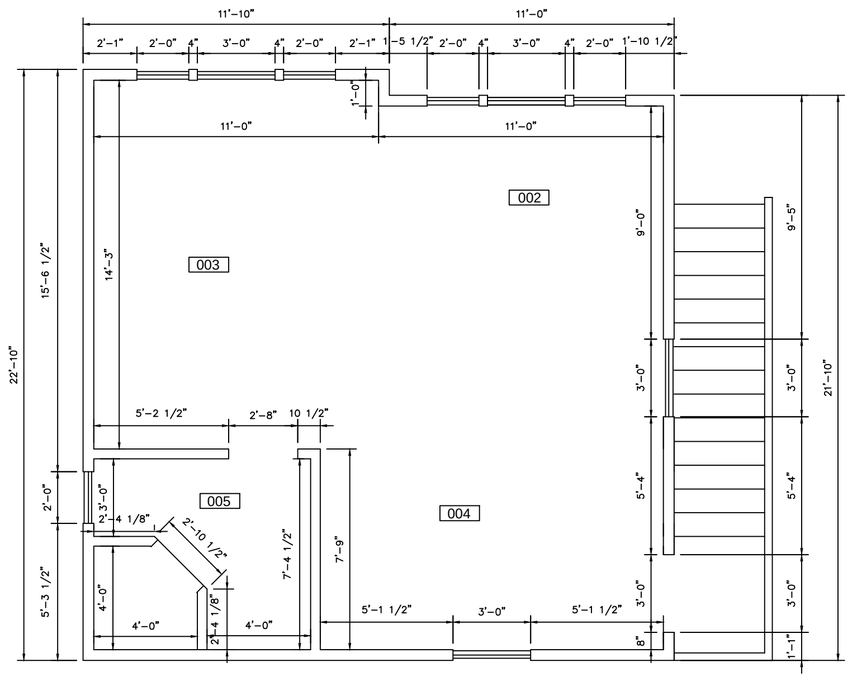


1 FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

General Notes

1. INTERIOR FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
3. CEILING TO CONSIST OF 5/8" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED.
4. PROVIDE WOOD BLOCKING OR OTHER SOLID ATTACHMENT MATERIAL BEHIND GYPSUM BOARD FOR ATTACHMENT OF GRAB BARS/ CURTAINS/ ETC.
5. ALL CORNER GUARDS ARE TO BE AT FULL HEIGHT AND SECURED WITH MASTIC.
6. NO SUBSTITUTIONS FOR MATERIALS FOR THOSE INDICATED SHALL BE MADE WITHOUT THE PROJECT DESIGNER'S WRITTEN APPROVAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES EXISTING OR NEW.
8. ALL INTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER AND COVERED WITH 1/2" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED AND PREP FOR PAINT.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY ANY DISCREPANCIES TO PROJECT MANAGER.

LEGEND

001	TWO CAR GARAGE	002	LIVING ROOM	003	BEDROOM
004	KITCHEN	005	BATHROOM		

NOTES:
1. BEFORE CONSTRUCTION, CONTRACTOR IS TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF REMODEL AND ADDITION.

0 1 5 10

GRAPHIC SCALE

INT./ EXT. FLOOR PLAN

AO DESIGN

AO DESIGN, LLC

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214 W. LULLWOOD

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PROJECT NO. XXX–XX

DATE: JULY 23, 2015

DATE REVISED: AUGUST 10, 2015

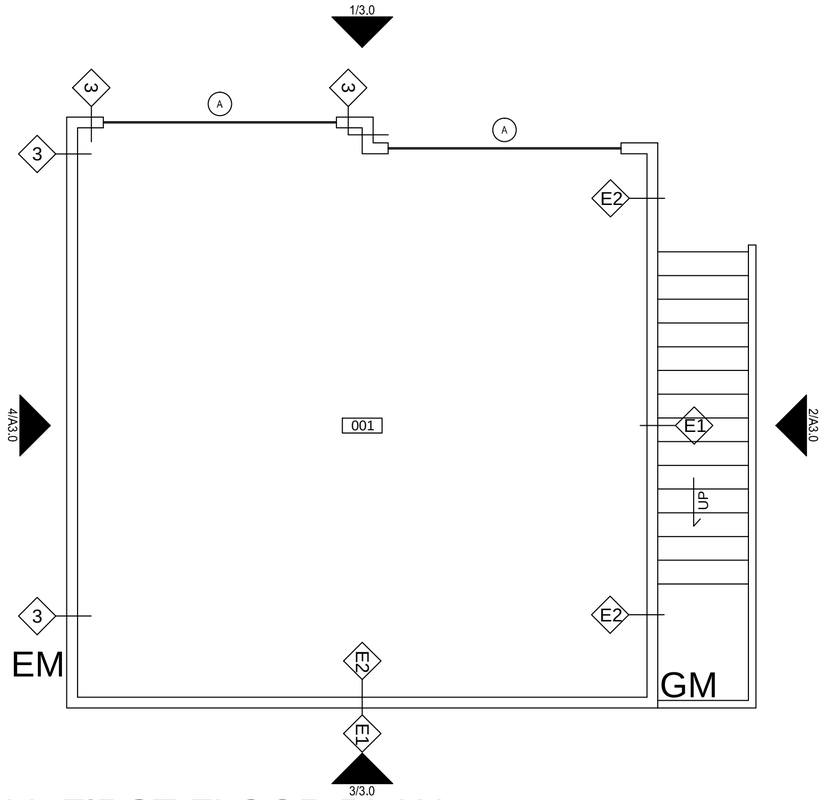
DRAWN BY: ADAN OCHOA

DESIGNER: ADAN OCHOA

sheet

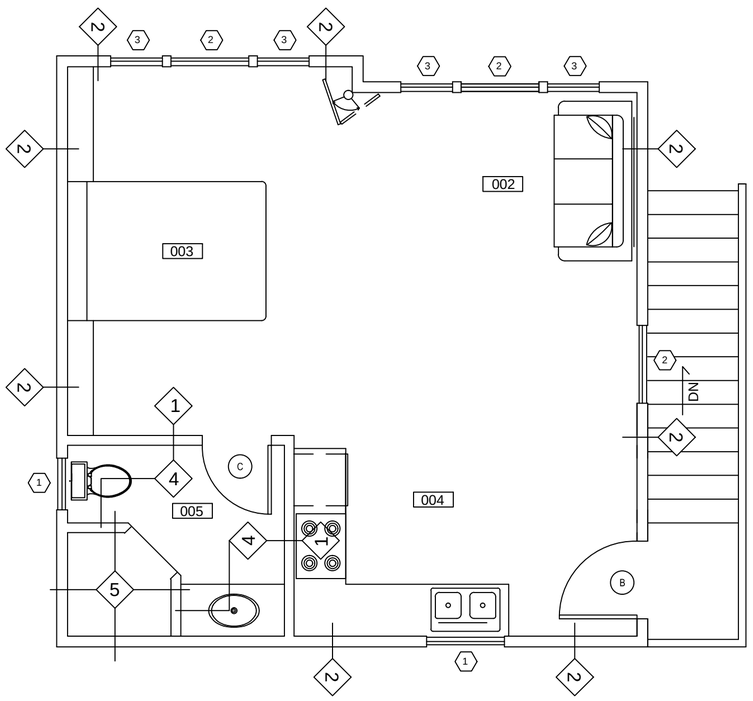
A2.1

6 of: 18



1 OVERALL FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



2 OVERALL SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

General Notes

1. INTERIOR FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
3. CEILING TO CONSIST OF 5/8" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED.
4. PROVIDE WOOD BLOCKING OR OTHER SOLID ATTACHMENT MATERIAL BEHIND GYPSUM BOARD FOR ATTACHMENT OF GRAB BARS/ CURTAINS/ ETC.
5. ALL CORNER GUARDS ARE TO BE AT FULL HEIGHT AND SECURED WITH MASTIC.
6. NO SUBSTITUTIONS FOR MATERIALS FOR THOSE INDICATED SHALL BE MADE WITHOUT THE PROJECT DESIGNER'S WRITTEN APPROVAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES EXISTING OR NEW.
8. ALL INTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER AND COVERED WITH 1/2" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED AND PREP FOR PAINT.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY ANY DISCREPANCIES TO PROJECT MANAGER.
10. SYMBOL (X) INDICATES DOOR TYPE, SEE SHEET A5.0 FOR DOOR SCHEDULE INFORMATION.
11. SEE SHEET A2.0 FOR PARTITION TYPES. —(#)
12. SEE SHEET A5.0 FOR WINDOW TYPES SHOWN AS (#)

Partition Types

- E1 — EXISTING EXTERIOR TO RECEIVE 1/2" OSB, METAL LATH AND STUCCO FINISH.
- E2 — EXISTING INTERIOR WALL TO RECEIVE 1/2" GYPSUM BOARD TYPE "X" AND INSULATION.
- 1 — INTERIOR 2X4 WOOD STUDS @ 16 O.C. WITH 1/2" GYPSUM BOARD TYPE "X".
- 2 — NEW EXTERIOR WALL TO RECEIVE 2X WOOD STUDS @ 16 O.C. WITH 1/2 OSB, METAL LATH AND STUCCO FINISH. INTERIOR SIDE TO RECEIVE BATT INSULATION AND 1/2 GYPSUM BOARD.
- 3 — NEW EXTERIOR WALL TO RECEIVE 2X WOOD STUDS @ 16 O.C. WITH 1/2 OSB, METAL LATH WITH STUCCO FINISH.
- 4 — NEW WALL TO RECEIVE 1/2" MOISTURE RESISTANT GYPSUM BOARD.
- 5 — NEW WALL TO RECEIVE 1/2" BACKER BOARD, MORTAR, TILE AND GROUT.

LEGEND

001	ONE CAR GARAGE	002	LIVING ROOM	003	BEDROOM
004	KITCHEN	005	BATHROOM		

NOTES:
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0 1 5 10

GRAPHIC SCALE

OVERALL FLOOR PLAN

AO DESIGN

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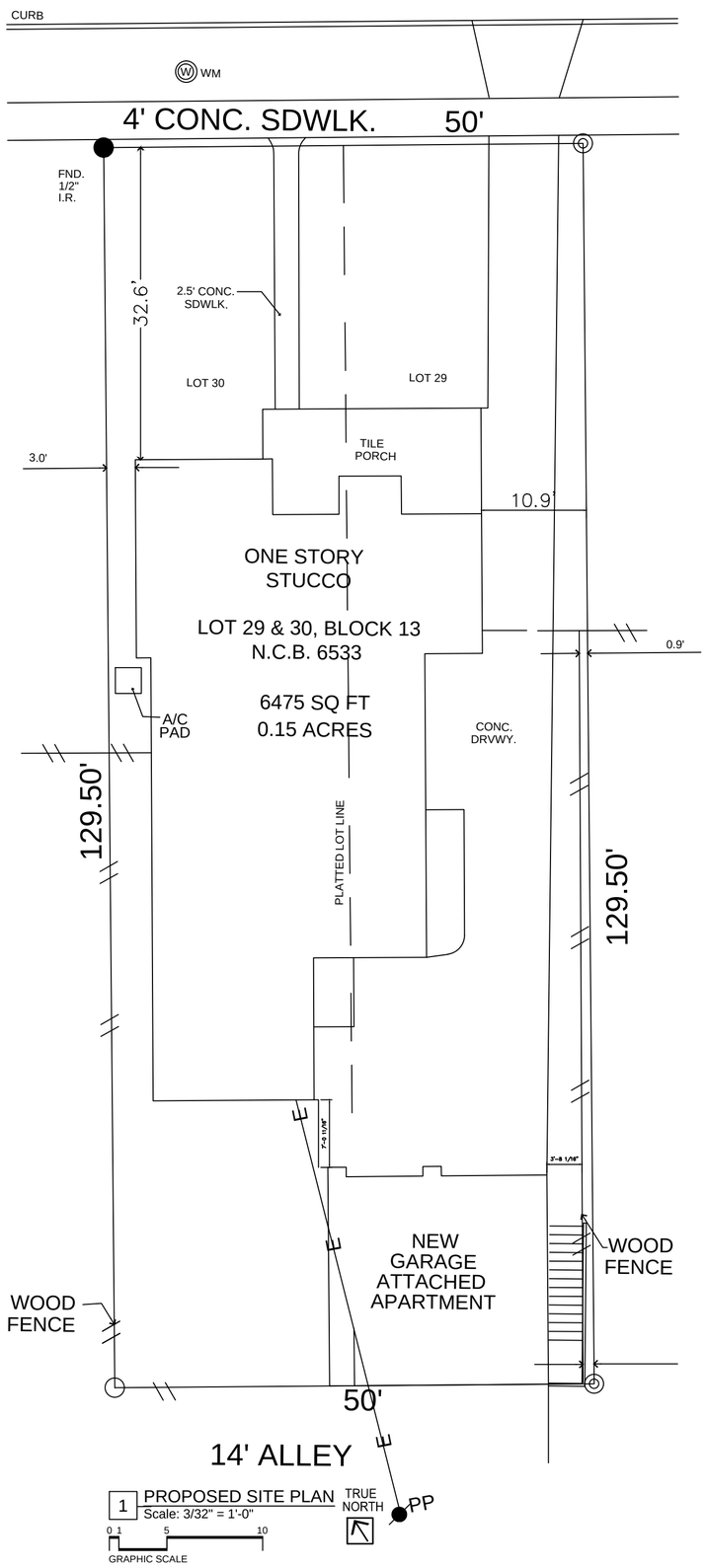
DESIGNER: ADAN OCHOA

sheet

A2.0

5 of: 18



General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.

2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.

3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.

4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.

5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.

6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.

7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.

8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.

9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.

11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2015 IBC.

12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—//—	WOOD FENCE	Ⓦ	WATERMETER
———	CHAIN LINK FENCE	○	POINT OF REFERENCE
—·—	PLATTED LOT LINE	●	FOUND IRON ROD
—E—	OVERHEAD ELECTRIC	●/	POWER POLE
◎	SET IRON ROD		

SITE PLAN

AO DESIGN

AO DESIGN, LLC

ADAN OCHOA
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214 W. LULLWOOD

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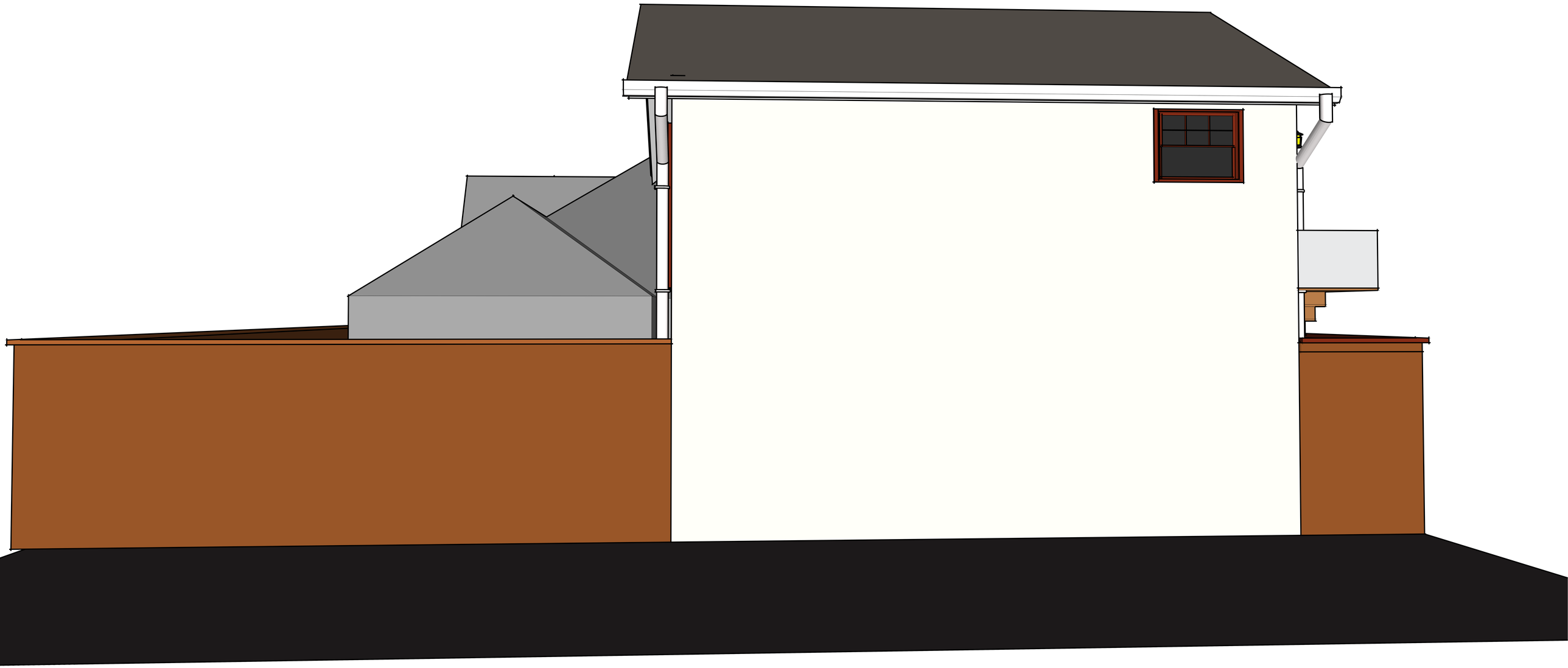

REScheck Software Version 4.6.1

Compliance Certificate

Project AO Design (Nievaard Project)

Energy Code:	**2009 IECC**
Location:	**San Antonio, Texas**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**473 ft2**
Glazing Area	**16%**
Climate Zone:	**2 (1644 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
214 W. Lullwood
San Antonio, TX

Owner/Agent:
Adan Ochoa
AO Design, LLC
425 N. Main
San Antonio, TX 78215
210-632-2154
aodesign.ochoa@gmail.com

Designer/Contractor:
Adan Ochoa
AO Design, LLC
425 N. Main
San Antonio, TX 78215
210-632-2154
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Compliance: Passes using UA trade-off

Compliance: **30.4% Better Than Code** Maximum UA: **224** Your UA: **156** Maximum SHGC: **0.30** Your SHGC: **0.22**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Cathedral Ceiling	723	19.0	0.0	0.052	38
Wall 1: Wood Frame, 16" o.c.	200	13.0	0.0	0.082	9
Window 1: Wood Frame:Double Pane with Low-E SHGC: 0.22	43			0.300	13
Window 2: Wood Frame:Double Pane with Low-E SHGC: 0.22	43			0.300	13
Wall 2: Wood Frame, 16" o.c.	230	13.0	0.0	0.082	18
Window 3: Wood Frame:Double Pane with Low-E SHGC: 0.22	8			0.300	2
Wall 3: Wood Frame, 16" o.c.	163	13.0	0.0	0.082	12
Window 4: Wood Frame:Double Pane with Low-E SHGC: 0.22	12			0.300	4
Wall 4: Wood Frame, 16" o.c.	230	13.0	0.0	0.082	15
Window 5: Wood Frame:Double Pane with Low-E SHGC: 0.22	23			0.300	7
Door 1: Solid	23			0.270	6
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	723	38.0	0.0	0.026	19

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.6.1 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title	Signature	Date

Project Notes:

Client will have no Mechanical (A/C).

Inspection Checklist

Energy Code: 2009 IECC

Requirements: 0.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2009 IECC	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.8 [FO12][2]	Snow- and ice-melting system controls installed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3][1]	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.4 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.1 [FR12][1]	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-____ R-____	R-____ R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FR13][1]	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.3 [FR15][3]	Building cavities are not used for supply ducts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR18][2]	Circulating service hot water pipes are insulated to R-2.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN1][1]	Floor insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.6 [IN2][1]	Floor insulation installed per manufacturer's instructions, and in substantial contact with the underside of the subfloor.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.4, 402.2.5 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1][1]	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft² or 20% (whichever is less) where sufficient space is not available.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.2, 402.4.2.1 [FI17][1]	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FI4][1]	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed on forced air furnaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	50% of lamps in permanent fixtures are high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating equipment have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	38.00
Ceiling / Roof	19.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.30	0.22
Door	0.27	

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ **Date:**_____

Comments