

2025 SRDP Program

Bulletin #5

March 16, 2023

Appendix B DDS and MDC updates

- 1) The requirement of meeting the 2021 IECC and ASHRAE 90.1-2019 have been updated to meet HUD's alternative compliance paths of Energy Star SFNC Version 3.2 (Rev. 14) and Energy Star MFNC Version 1.2 (Rev. 05).

Existing Verbage:

I. DESIGN DOCUMENT STANDARDS

A. Code Compliance

Construction must be in compliance with:

1. 2021 International Residential Code with South Carolina Building Code Council Modifications (SCBCCM) or currently adopted code year.
2. 2021 International Building Code with SCBCCM or currently adopted code year.
3. 2021 International Mechanical Code with SCBCCM or currently adopted code year.
4. 2021 International Plumbing Code with SCBCCM or currently adopted code year.
5. 2021 International Fuel Gas Code with SCBCCM or currently adopted code year.
6. 2020 International Electrical Code with SCBCCM or currently adopted code year.
7. 2021 International Fire Code with SCBCCM or currently adopted code year.
- ~~8. 2021 International Energy Conservation Code unamended applies to all new construction single family and low-rise multifamily up to three stories. New HUD Requirement. SC Housing will require third party certification that 2021 IECC (unamended) requirements have been meet.~~
- ~~9. ASHRAE 90.1 – 2019 unamended applies to all new construction mid- or high-rise multifamily four plus stories. New HUD Requirement. SC Housing will require third party certification that ASHRAE 90.1-2019 (unamended) requirements have been meet.~~
10. Current Adopted Edition of the NFPA Codes and Standards.
11. 2012 NFPA 101 Life Safety Code.
12. ANSI 117.1 – 2017 Edition.
13. 2010 Americans with Disability Act.
14. Fair Housing Act.
15. Section 504
16. HUD Housing Quality Standards (HQS)
17. HUD Minimum Property Standards (MPS)
18. HUD National Standards for Physical Inspection of Real Estate (NSPIRE)

The Struct through #8 and #9 Now read:

8. 2021 International Energy Conservation Code unamended applies to all new construction single family and low-rise multifamily up to three stories. **New HUD Requirement. SC Housing will require third party certification that 2021 IECC (unamended) requirements have been meet, by receiving Energy Star SFNC Version 3.2 (Rev. 14) Certification, Revision may change dependent upon permit date.**
9. ASHRAE 90.1 – 2019 unamended applies to all new construction mid- or high-rise multifamily four plus stories. **New HUD Requirement. SC Housing will require third party certification that ASHRAE 90.1-2019 (unamended) requirements have been meet, by receiving Energy Star MFNC Version 1.2 (Rev. 05) Certification, Revision may change dependent upon permit date.**

2) Section II. MANDATORY DESIGN CRITERIA, has been updated with the revision number to reflect the DESIGN DOCUMENT STANDARDS section above. Please see the red lettering below.

U. ENERGY STAR

1. New Construction Multi Family Developments will:
 - a. Be built to meet and receive the Multi Family New Construction **Version 1.2 (Rev. 05)** Energy Star Certification. This includes all mandatory measures; MFNC Rater Design Review Checklist, MFNC Rater Filed Checklist, MFNC HVAC Functional Testing Checklist, MFNC Water Management System Requirements.
 - b. Developments will use the Energy Star Portfolio Manager and must allow The Authority full access to this data for a minimum of five years. To share a property with The Authority, users should send a connection request to development@SCHousing.com.
2. New Construction Single Family, Townhouses and Duplex Developments will:
 - a. Be built to meet and receive the **Version 3.2 (Rev. 14)** Energy Star Certification. This includes all mandatory measures; National Rater Design Review Checklist, National Rater Checklist, National HVAC Design Report, National HVAC Commissioning Checklist, National Water Management System Builder Requirements.
3. Developers must contact the qualified Energy Star consultant directly, and contract to provide the Energy Star compliance services.
4. The application must include an *SRDP Application Exhibit 24 – Sustainable Building Certification* from a responsible green and or/ energy professional affiliated with the certifying party selected.
5. A pre-construction plan and specification review must be completed by the rater to determine that the proposed property will meet all required Energy Star requirements, including initial comments from the consultant and all documents related to resolution of identified issues. The Consultant report must be included with the initial construction documents submitted to the Authority at final plan submittal.
6. A final inspection of the property after construction completion to determine that the property was constructed in accordance with all Energy Star and 2021 IECC requirements. The Authority must receive a copy of the consultant's report and documentation that all issues were resolved prior to cost certification submission.
7. All reports must be provided to the Authority with final inspection request.

If the development fails to meet the requirements outlined in this section, the Authority may adjust the allowable costs for construction, may reduce the allocation and may suspend the developer and or the architect and or the contractor for a period 5 years.

Please email CommunityDevelopmentPrograms@schousing.com or john.thompson@schousing.com if you have any questions.