



Proudly Serving Rural Routt County \* City of Steamboat Springs \* Town of Hayden \* Town of Oak Creek \* Town of Yampa \* Routt County School

## **Policy on Blower Door Testing for New Construction on Multi-Family Dwelling Units and Dwelling Units that are 1500 SQ FT or Less**

**Policy Effective Date: 01/23/2023**

The Routt County Regional Building Department has enacted a policy that will allow the Owner/Applicant to Perform the Blower Door Test on only 25% of the total number of dwelling units within one Building, for all apartments or condominiums that have more than five units within one building. The below process must be done and completed in order to meet the requirements of this Policy, if the below requirements are not met than the Owner/Applicant is responsible to perform the Blower Door Test on all dwelling units within the building.

### **Policy Requirements:**

- 1. The Owner/Applicant must test at minimum 25% of the total number of dwelling units within the building.**
- 2. The Building Department Staff will select the units that need to be tested, and inform the Owner/Applicant which units have been selected to be tested.**
- 3. The Owner/Applicant is responsible to have these specific units tested, and furnish the test results per unit to the Building Department per the requirements of the IECC to prove the units tested in accordance.**
- 4. The Test Results must be provided to the Routt County Regional Building Department, the Test shall only be performed by those professionals that meet our certification requirements attached to this Policy.**

### **Default Agreement to this Policy:**

**If any of the selected dwelling units out of the 25% shall fail on the first test attempt, then this Policy is no longer valid and is voided. The Owner/Applicant must then have a Blower Door Test completed on all of the dwelling units within this Building, and provide documentation and testing reports on all dwelling units to the Routt County Regional Building Department.**

## **Blower Door Testing Exception Approved per the 2021 IECC Section R402.4.1.2**

**Exception:** *When testing individual dwelling units, an air leakage rate not exceeding 0.30 cubic feet per minute per square foot [0.008 m<sup>3</sup>/(s × m<sup>2</sup>)] of the dwelling unit enclosure area, tested in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pa), shall be permitted in all climate zones for:*

- 1. Attached single and multiple-family building dwelling units.*
- 2. Buildings or dwelling units that are 1,500 square feet (139.4 m<sup>2</sup>) or smaller.*

*Mechanical ventilation shall be provided in accordance with Section M1505 of the International Residential Code or Section 403.3.2 of the International Mechanical Code, as applicable, or with other approved means of ventilation.*

**Blower Door Test Exception Commentary:** The above Exception to R402.4.1.2 allows a Certified Blower Door Tester to use this alternative formula to calculate the maximum allowable CFM's reported at a pressure of 0.2 inch w.g. (50 Pascals) to be used in lieu of calculating the ACH Score for the dwelling. The Certified installer must first calculate the Total Dwelling Unit Enclosed Area in square feet. This is done by calculating the total square footage of the floor area of the dwelling, then also total square footage of the ceiling area at the top of the dwelling unit. Next you calculate the wall area of every wall that encloses the dwelling unit from another dwelling unit, a corridor, another occupancy use, or the exterior of the building, note you must add the total height of the rim area of the floor joist system to the wall height as well, then multiply your wall height by total length to get total wall square footage. Once you have added all wall square footage, you then add this to the floor and ceiling square footages to provide the Building Department a Total Square Footage for Dwelling Unit Enclosed Area. You then take Total Dwelling Unit Enclosed square footage and multiply it by 0.30 to yield what will be the maximum allowable CFM's recorded during your test at a pressure of 0.2 inch w.g. (50 Pascals). Example: A project with a Total Dwelling Unit Enclosed square footage of 2500 SQ FT would produce the following formula and result. 2500SF x 0.30 = 750 Allowable CFM's to be recorded, as long as the test report is at 750 CFM's or less this dwelling would pass the test.

Please take time to read the attached informational handout on who can perform Blower Door Testing and the required certifications the tester must possess in order to perform this test and furnish the report to the Routt County Regional Building Department.

Sincerely,



Todd Carr, Building Official



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Date: 01/22/2018

Subject: Blower Door Testing Requirements

Certification Requirements

The Routt County Regional Building Department under the 2015 Building Code Adoption is requiring blower door testing per; **Section R402.4.1.2 Testing** of the 2015 International Energy Conservation Code for all projects that lie within the boundaries of the City of Steamboat Springs.

The Routt County Regional Building Department will accept Blower Door Testing results from 3<sup>rd</sup> Party companies or individuals who are certified by either RESNET or BPI to perform this test. All certified installers shall include their certificates of certification along with the Blower Door Testing results or report to the Building Department. All reports can be emailed to [Building@co.routt.co.us](mailto:Building@co.routt.co.us) and we will review the report and place it on file with the associated permit record.

Sincerely,

A handwritten signature in black ink that reads "Todd Carr".

Todd Carr, Building Official

Routt County Regional Building Department

Routt County Regional Building Department

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