

Townhome and Residential Buildings (R2, R3, R4) Energy Policy

Please Reference Plan Submission Energy Requirements for SFDs and THs on the DPS Residential webpage under New Construction / New Homes, Additions – Design Guidelines Tab. The residential document has compliance information and should be referred too along with the information below.

Montgomery County Energy Requirements: Adhering to definitions and requirements of IBC and IECC, Section R401, townhouses that are four stories or greater in height and residential buildings that are three stories or less, shall follow the Montgomery County Energy Residential Requirements. All townhomes that are four stories or greater shall be submitted for building permit as a commercial building.

4 Story Townhouse Example Variations	Residential Buildings	Energy Requirements
2 over 2	R2, R3, R4 Three-story or less	Montgomery County Energy Requirements – Residential Provisions. However, it must be submitted as a commercial building permit and will be reviewed and inspected by the commercial division of Montgomery County, Department of Permitting Services.
2 over 1		
1 Owner		

Compliance Options:

- **Prescriptive** - Sections R401-R404, IECC
- **Performance** - Sections R405, IECC and the provisions of Sections R401 through R404, IECC indicated as “Mandatory”
- **Energy Rating Index (ERI)** - Section R406, IECC.

Resources:

Documents are on the DPS Commercial Building website in the **Energy and Green Building** section:

<https://www.montgomerycountymd.gov/DPS/divisions/commercial/index.html>

Additional Documents are on the Residential Construction and Fire Code Compliance **Division New Construction/New Homes, Additions – Design Guidelines (Project Guidelines) Tab:** [Residential Division Homepage- Department of Permitting Services - Montgomery County, Maryland](#) – Plan Submission Energy Requirements for SFDs and THs

Common items Required for submission:

- Montgomery County Climate Zone is 4A.
- Clearly indicate the separation between conditioned and not conditioned space.
- Provide envelope insulation R-values or U-factors, and material.
- Provide fenestration U-factor and SHGC factors.
- Demonstrate air leakage compliance.
- Demonstrate compliance with HVAC and Water Heater Systems
- Provide HVAC load calculations as required by IECC R403.7
- Include information on all HVAC controls
- Provide duct/pipe Insulation
- Demonstrate compliance with Electrical Power and Lighting System

This is a general guide to townhouse construction in Montgomery County and designed to capture the most common scenarios. For additional comments, please contact Bryan.Bomer@montgomerycountymd.gov