

Insulation as a Requirement of the Minimum Housing Code

July 23, 2007



R-19 Insulation Recommendation

- The Community Development Committee working with staff recommends that the Gainesville Minimum Housing Code (Chapter 13, Code of Ordinances) be amended to include a Minimum Standard of R-19 Insulation in the attic
- This would apply to all residential dwelling units in the City of Gainesville (owner occupied and rental)
- This is consistent with the minimum requirements for new construction in the Florida Model Energy Code

Important Considerations

Limiting Conditions:

- Lack of adequate support by half inch ceiling board
- Knob-and-Tube wiring in the attic

Recommendations:

- Blown-in cellulose recommended due to ability to reduce air infiltration.
- Additional insulation must not block eave ventilation



GRU Rebate Programs

Residential/Small Business:

\$ 0.125 per square foot up to \$375 Rebate

- Minimum installation of R-19 insulation (batting, blanket, board, sprayed-on or blown-in) in the attic
- May be installed by homeowner
- Must be installed prior to the issuance of rebate
- Rebate Form must be completed within 30 days
- Rebate issued as a credit on the GRU utility bill



Cost to Typical Customer (12/06 to 7/07)

	Using Contractor	Customer Installed
Average Paid	\$0.57/ft ² (\$868)	\$0.34/ft ² (\$350)
Average Square Footage	1514	1023
Average Rebate	\$187	\$128
Percent of Cost	22%	37%
Number	72	19



Minimum Housing Code Inspections

- Enforcement consistent with current Minimum Housing Code practice:
 - part of the rotating Minimum Housing Code Inspections for Rental Units;
 - Complaint Basis
- Check for R-19 Insulation would not add substantial time to Inspections
- Limited Training for Code Enforcement Officers
- Effective 10/1/07, with penalty phase delayed 1 year



Recommendation

Community Development Committee to the City Commission: 1) direct the City Attorney to draft, and the Clerk to advertise, changes to the Minimum Housing Code; 2) The Minimum Housing Code will incorporate R-19 insulation in the attic as a minimum requirement with no change to the current inspection levels; 3) The standard will be implemented when the GRU financing program for energy updates of owner-occupied homes are in place; and 4) remove this item from the referral list.

