

## Definitions of residential building types required to comply with the scope and rule of the 2020 VT RBES -referencing Chapter 1 - Section R101

### SECTION R101 | BUILDING GENERAL REQUIREMENTS

**R101.1 Title.** This code shall be known as the 2020 *Vermont Residential Building Energy Standards* (RBES) and shall be cited as such. It is referred to herein as “this code.”

**R101.2 Scope.** This code applies to *residential buildings* and the *building sites* and associated systems and equipment, including one family dwellings, two family dwellings, and multi-family housing three stories or less in height.

**R101.5.2 Exempt Buildings.** The following buildings, or portions thereof, shall be exempt from the provisions of this code:

1. **Low Energy Use Buildings.** Those with a peak design rate of energy usage less than 3.4 Btu/hr x ft.sq. (10.7W/m.sq.) or 1.0watt/ft.sq. (10.7 W/msq.) of floor area for space conditioning purposes.
2. **Unconditioned Buildings.** Those that do not contain *conditioned space*.
3. **Mobile Homes.** Homes subject to Title VI of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§ 5401- 5426). On-site constructed basements and crawlspaces must comply with this code.
4. **Hunting Camps.** Residential buildings shall not include hunting camps.
5. **Summer camps.** Residential buildings constructed for non-winter occupation with only a biomass (wood) or other on-site renewable heating system.
6. **Yurts** with only a biomass (wood) or other on-site renewable heating and hot water system.
7. **Owner Built Homes.** Residential construction by an owner, if all of the following apply:
  - 7.1. The owner of the residential construction is the *builder*, as defined in 30 V.S.A § 51.(a)(1), and;
  - 7.2. The residential construction is used as a dwelling by the owner, and;
  - 7.3. The owner in fact directs the details of construction with regard to the installation of materials not in compliance with the RBES, and;
  - 7.4. The owner discloses in writing to a prospective buyer, before entering into a binding purchase and sales agreement, with respect to the nature and extent of any noncompliance with the RBES.

Any statement or certificate given to a prospective buyer shall itemize how the home does not comply with RBES and shall itemize which measures do not meet the RBES in effect at the time construction commenced. Any certificate given under this subsection shall be recorded in the land records where the property is located and sent to the Department of Public Service (PSD), within 30 days following sale of the property by the owner. A certificate that itemizes how the home does not comply with RBES is available from the PSD.