

ICC's Statement on Home Appraisals
September 2011

1. Appraisals of Homes

ICC encourages the appraisal and financial lending industry, including Federal GSE's, to recognize the added value of residential properties constructed to green and sustainable building guidelines, codes or standards that incorporate energy savings and environmentally sensitive components into their construction when comparing to properties constructed without these features.

Home ownership is a quintessential American dream. Affordability is a major consideration. Codes enhance economic development thru the utilization of state-of-the art technology in materials research, design and construction practices, and risks/hazards to the public in buildings and structures.

Energy efficiency represents cost savings that pay for themselves several times over - and updating codes means achieving the latest standards in energy efficiency.

Building to energy efficient and green codes can qualify both contractors and building owners for special tax incentives, often offsetting costs for improvements that are already money-saving long-term.

2. Energy Policy Statement

The ICC supports energy efficiency in the built environment. Energy efficient buildings have benefits for consumers, the environment and the economy. Model energy codes address the design of energy-efficient buildings and the installation of energy efficient mechanical, lighting, and power systems.

- 1) ICC is taking an active role in responsible activities that are environmentally and economically sustainable as they relate to the association's mission and strategic goals.
- 2) The development process of the I-Codes relies on private and public innovation. ICC encourages the participation of academia, private industry and of the federal, state and local government in research, and development of criteria to be incorporated through the national model code development process into the model codes used as the basis for building regulations throughout the United States and by the Federal Government.
- 3) ICC supports the industry's position to use energy-efficient building products and techniques that reduce energy use and increase housing affordability; and advocates energy-efficient building practices that enhance a home's value and repay initial costs through savings in net operating costs over a reasonable period of time.

- 4) ICC encourages the lending industry to take into consideration utility costs, and the added value of energy-efficiency investment in home appraisals.
- 5) ICC is committed to supporting the construction industry stakeholders including builders, lenders, appraisers, building owners and managers, architects, engineers, code officials and consumers via education and dissemination of information relevant to affordable energy efficiency and sustainability information.
- 6) ICC relies on the building community for the development, adoption and implementation of model codes and standards based on the economic perspectives, latest methodologies and technologies. Cost saving building innovations and new sustainable materials are incorporated into the codes.
- 7) ICC supports and encourages utility-sponsored incentive programs that encourage builders to use design practices, high-efficiency heating and cooling equipment, construction techniques, and products and materials that are energy conserving, reducing the needs for additional generating capacity.