VERSION 2

Indoor AirPlus

Builder Responsibilities

Version 2 of the Indoor AirPlus program includes specifications that are the exclusive responsibility of the builder to implement for each certified home/building. This document includes the consolidated list of specifications designated as "Builder Responsibility" from the Version 2 Verification Checklist and a signature line for the builder to sign in affirmation that they have met those requirements for the home listed on the checklist, or that they will meet those requirements for all the dwelling units in the associated building or development/community.

Builder Responsibilities

1. It is the exclusive responsibility of builders to ensure that each certified home is constructed to meet the Indoor AirPlus requirements identified as "Builder Responsibility."
2. While builders are not required to maintain documentation demonstrating compliance for each individual certified home, builders are required to develop a process to ensure compliance for each certified home (e.g., incorporate these requirements into the Scope of Work for sub-contractors, require a site supervisor to inspect each home for these requirements, and/or sub-contract the verification of these requirements to a Verifier).
3. A Builder representative is required to review these Items with a representative of the Verification Organization and attest to their compliance at least once per development/community by signing using the IAP Builder Responsibilities form. The Verifier shall retain the signature page with IAP certification documentation for the home or the development/community. The form may be signed and retained either physically or electronically.
4. In the event that the EPA determines that a certified home was constructed without meeting these requirements, the home may be decertified.

The Items in this form are summaries of the more detailed specifications. For complete details regarding the Items identified as Builder Responsibilities, please reference the Indoor AirPlus Version 2 Verification Requirements document.

Indoor AirPlus Version 2 Builder Responsibilities

(Refer to full Indoor AirPlus Verification Requirements for details)

OMB Control Number 2060-NEW
Approval Expires: Pending Approval

Location Information:

Home/Building Address: _____ **City:**_____ **State:**_____ **Zip Code:**_____

Property/Development Name: _____ **Number of Units (Multifamily only):**_____

Climate Zone (0-7):_____ **Moisture Zone (A-C):**_____ **EPA Radon Zone (1-3):**_____

Section 1 – Moisture Control		
Water-Managed Site and Foundation		
1.1	1.1.2	Newly installed backfill tamped and final grade sloped ≥ 0.5 in. per ft. Exception: ■ Swales/drains ■ Professional verified soils ■ Graded after settling
	1.2.1	Newly installed foundations, drain tile or CFDS is installed to discharge outside. Exceptions: ■ Professional verified Group I soils
1.2	1.2.2	Sump cover is mechanically attached.
	1.2.3	Sump drainage discharges ≥ 5 ft. from the foundation or into approved stormwater system. Exception: ■ Discharge professionally designed or verified Group I Soils
1.4	1.4.1	Under newly installed slabs, aggregate **OR** sand with geotextile matting is installed. Exceptions: ■ Professional verified Group I Soils
	1.4.2	Under newly installed slabs, Class A or Class B vapor retarder is installed.
	1.4.3	Crawlspaces without slabs, Class A vapor retarder installed with penetrations/seams/edges overlapped and sealed.
	1.4.4	Existing slabs in Moist (A) Zones where Items 1.4.1 and 1.4.2 cannot be confirmed, a continuous/sealed Class I vapor retarder installed on top of slab. For occupiable spaces, vapor retarder is either a durable floor surface or covered by one.
	1.4.5	Capillary break installed between the foundation wall (or slab) and newly installed sill plates.
1.5	1.5.1	Newly installed below-grade concrete/masonry walls damp-proofed; wood framed walls waterproofed.
Water-Managed Wall Assemblies		
1.6	1.6.1	Continuous water-resistive barrier installed behind cladding and a bond-break drainage plane for non-structural masonry assemblies.
	1.6.2	Flashing/drainage system at all horizontal interruptions and bottom of exterior walls.
	1.6.3	Weep holes for masonry veneer and/or weep screed for stucco cladding.
1.7	1.7.1	Newly installed windows and doors fully flashed.
Water-Managed Roof Assemblies		
1.8	1.8.1	Gutter system discharges ≥ 5 ft. from foundation, into underground catchment, or sewer/rainwater management system. Exceptions: ■ Slab-on-grade ■ Dry (B) Climates ■ Professional verified soils ■ Rock bed w/liner ■ Rainwater harvesting system ■ Continuous rubber membrane ■ Waterproofed foundation walls
	1.8.2	If utilizing any exception in 1.8.1, extra protection for splash damage is included.
1.9	1.9.1	Newly installed roof-to-wall intersections and roof penetrations fully flashed.
	1.9.2	Newly installed roofing includes kickout flashing installed at low end of roof-to-wall intersections and roof deck flashing integrated with drainage plane.
1.10	1.10.1	Newly installed roofing includes self-adhering bituminous membrane at valleys and roof penetrations. Exception: ■ 2021 IRC Section R905 option(s)
	1.10.2	Newly installed low sloped or flat roofs are sloped ≥ 0.25 in. per ft. to drains or scuppers and drains are insulated through roof assembly; roof assembly air control layers fully connected to wall air control layers and water control layers overlap.
1.11	1.11.1	Newly installed roofing, CZ 4 and up, include ice barrier in accordance with 2021 IRC R905.1.2. Exception: ■ Gut rehabilitation with R-49 Grade I attic insulation, if vented.
	1.11.2	Gaps and penetrations between vented attics and conditioned spaces are sealed.
Interior Moisture Management		
1.12	1.12.1	Moisture-resistant backing material behind tub and shower enclosures with tile or panel assemblies.
Section 2 – Radon		
2.1	2.1.3	In EPA Radon Zone 3, provide occupants in 1-2 family dwellings w/ EPA's Basic Radon Facts.
Where a newly installed passive or active radon system is included, builders are required to include the features in Items 2.2.1.1 through 2.2.1.3.		
2.2	2.2.1.1	Capillary break and soil gas vapor retarder installed according to Specification Items 1.4.1 through 1.4.4.
	2.2.1.2	Vent pipe clearly labeled, connected to an open T-fitting with 10' (min.) horizontal pipe under the vapor retarder, terminating outdoors a minimum of 12 in. above the roof. No suction points on sump lids.
	2.2.1.3	Foundation drainage system that discharges to daylight and is connected to soil gas collection plenum has backwater valve installed.

Section 7 – Occupant Education		
7.1	7.1.1	Instruction manuals provided for the following <u>newly installed</u> appliances and systems. ■ HAC systems and accessories ■ Local and dwelling-unit ventilation systems ■ Kitchen and bath exhaust systems ■ Air cleaners ■ Dehumidifiers ■ Moisture and/or IAQ monitors ■ Combustion appliances ■ Sump pumps ■ Radon systems
	7.1.2	Owner-occupied units: O&M recommendations and filter change schedule provided.

Builder Organization			
Builder Representative			
Builder Signature		**Date**	