



**Urban Revitalization Plan
For Responsible and Sustainable Growth and Development
City of Adel, Iowa**

A • D • E • L
I • O • W • A

Residential Tax Abatement Program Application

Applicant Name (Print)	Address / City / State	Phone	Email

Property Profile

Property Address	Parcel Number	Number of Units (Circle one)		New Construction	
		1	2 or more	Rehabilitation	
Current Value of Property	Current Property Tax	Price Paid for Property	Date of Purchase	Cost of Improvements	

Current valuations and tax information as shown on County Assessor's website @ <http://www.co.dallas.ia.us/>

Legal Description of Property:

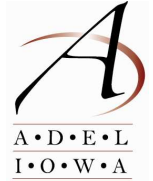
Attach separate document if necessary.

Existing Property Use (circle)			Proposed Property Use (circle)			
Residential	Commercial	Vacant	Residential	Commercial	Rental	Owner-Occupied
Nature of Improvements:						
Addition		New Construction		General Improvements		
Specify:						

Agency Use:

Permit #:	Date Issued:	Staff:	Approved / Disapproved by Council
Present Assessed Value	Value w/ Improvements		Reason (if disapproved):

Adel Responsible and Sustainable Development Worksheet



Developer Name: _____

Project Name: _____

Address (Street/City/State): _____

This worksheet provides a quick overview of the criteria and is a convenient resource for the project development team to track progress towards meeting the criteria during the planning stage. Please refer to the individual criterion for detailed information on how to comply with that particular criterion.

Distinguishing Between Types of Rehab

For the purposes of this criterion with the City of Adel, gut rehabilitation is defined as an activity or project that involves extensive (substantial) rehabilitation. Refer to the full definition of gut rehabilitation on page 2 of the criteria. Rehabilitation is defined as projects with activities that are less extensive than gut rehabilitation.

Y N ?

Integrated Design		
1.1	Universal Design and Visitability Create spaces that meet the needs of all people, young, old, abled, and disabled.	

Y N ?

Site, Location, and Neighborhood Fabric		
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2.1	Smart Site Location: Passive Solar Heating / Cooling Orient building to make greatest use of passive solar heating and cooling.	
2.2	Erosion and Sediment Control Implement SUDAS and City standards for best practices for erosion and sedimentation control during construction.	Mandatory
2.3	Landscaping Plant a minimum of two trees, one of which is placed in the front yard. Trees must be at least 1" caliper trees and be on the City's approved Tree List found in City Code Section 151. Provide a plan for additional landscaping that mitigates the effects of storm water and / or solar impact on the structure. Plan shall be provided at time of Certificate of Occupancy inspection. Locate plants to provide shading in the summer and allow for heat gain in the winter.	
2.4	Surface Water Management Capture, retain, infiltrate and / or harvest the first ½ inch of rainfall that falls in a 24 hour period.	

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Y N ?

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Y N ?

Y N ?

Y N ?

Y N ?

Water Conservation		
3.1	Water – Conserving Appliances and Fixtures: New Construction Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	
3.2	Water – Conserving Appliances and Fixtures: Rehabilitation Install water-conserving fixtures with the following minimum specifications <i>for toilets and shower heads</i> and following requirements for other fixtures wherever and whenever they are replaced: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	
3.3	Water – Conserving Appliances and Fixtures Install water-conserving fixtures with the following minimum specifications: toilets – 1.1 GPF; showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 1.5 GPM. Implementation of this task also qualifies homeowner with meeting 3.1 or 3.2 above.	
3.4	Efficient Irrigation If irrigation is necessary, use recycled gray water, roof water, collected site run- off, water from municipal storm system. Use of a highly efficient irrigation system including all of the following: system designed by EPA Water Sense professional, plant beds with a drip irrigation system, separately zoned turf and bedding types, a watering zone timer / controller, and moisture sensor control.	
3.5	No Irrigation Do not install irrigation	

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Y N ?

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Y N ?

Energy Efficiency		
4.1	Efficient Energy Use: New Construction Meet IECC 2009 and Energy Star standards and achieve a HERS Index of 70 using a third-party HERS Rater.	Mandatory
4.2	Efficient Energy Use: New Construction Meet Energy Star standards (single family and low rise residential); exceed ASHRAE 90.1 – 2007 by 10 percent.	
4.3	Efficient Energy Use: Rehabilitation Perform an energy audit / analysis of existing building condition, estimate costs of improvements, and implement measures that will improve building energy performance by 15% from pre-renovation figures.	
4.4	Energy Star Appliances If providing appliances, install Energy Star clothes washers, dishwashers, and refrigerators, and dryers with built-in moisture sensors. Energy Star rating is the current rating system in effect at the time of the effective date of this ordinance.	
4.5	Efficient Lighting: Interior Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and out doors.	IECC 404.1

Y N ?

Energy Efficiency continued		
4.6	Efficient Lighting: Exterior Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes.	IECC 404.1
4.7	HVAC Sizing, Installation and Duct Systems Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manual, part J or other approved heating and cooling methods.	IECC 403.6
4.8	Ventilation: New Construction Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.2 – 2007 for single family and low-rise multifamily dwellings.	
4.9	Additional Reductions in Energy Use Exceed the relevant Energy Star HERS score for residential buildings or exceed other standards by increased percentages.	
4.10	Renewable Energy Install PV panels, wind turbines or other renewable energy source to provide at least 10% of the project's estimated electricity demand. (All such applications must meet current zoning and building code regulations.)	
4.11	Photovoltaic (PV) Ready Site, design, engineer and wire the project to accommodate installation of PV in the future.	

Y N ?

Materials Beneficial to the Environment		
5.1	Construction Waste Management Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent.	
5.2	Recycled Content Material Use materials with recycled content, provide calculation for recycled content percentage based on cost or value or recycled content in relation to total materials for project. Minimum recycled material must be 5 percent.	
5.3	Certified, Salvaged and Engineered Wood Commit to using at least 25% (by cost) wood products and materials that are salvaged wood, engineered framing materials or certified in accordance with the Forest Stewardship Council.	
5.4	Water-Permeable Walkways / Parking areas Use water-permeable materials in 50 percent or more of all walkways and parking areas.	

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Materials Beneficial to the Environment continued		
5.5	Reduce Heat – Island Effect: Roofing Use Energy Star-compliant and high-emissive roofing.	
5.6	Reduce Heat – Island Effect: Paving Use light-colored, high albedo materials and/or open grid pavement with a minimum Solar Reflective Index of 6.0 over at least 30 percent of the site’s hardscape area.	
5.7	Reduce Heat – Island Effect: Plantings Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of buildings.	

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Y N ?

Y N ?

Y N ?

Y N ?

Healthy Living Environment		
6.1	Low / No Volatile Organic Compounds (VOC) Paints and Primers Specify that all interior paints and primers must comply with current Green Seal standards for low VOC	
6.2	Exhaust Fans: Bathroom Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer or operate continuously.	IRC M1506.2
6.3	Exhaust Fans: Kitchen – New Construction or Rehabilitation Install power vented fans or range hoods that exhaust to the exterior.	IRC M1502.1
6.4	Water Heaters: Mold Prevention Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.	
6.5	Material in Wet Areas: Surfaces In wet area, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	
6.6	Basements and Concrete Slabs: Vapor Barrier Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barrier with joints overlapped one foot or more. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation.	

Healthy Living Environment continued

Y N ?

6.7	Water Drainage Provide drainage of water to the lowest level of concrete away from windows, walls, and foundations.	IRC 405.1
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Y N ?

6.8	Garage Isolation Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage.	
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Y N ?

6.9	Clothes Dryer Exhaust Clothes dryers must be exhausted directly to the outdoors.	IRC M1501.1
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Y N ?

6.10	Cold and Hot Water Pipe Insulation Insulate exposed cold and hot water pipes in climates and building conditions susceptible to moisture condensation.	
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Y N ?

6.11	Combustion Equipment: Includes Space and Water-Heating Equipment Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum of one per floor.	
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Operations and Maintenance

Y N ?

7.1	Building Maintenance Manual Provide a manual that includes the following: a routine maintenance plan; instructions for all appliance, HVAC operation, water-systems turnoffs, lighting equipment, paving materials and landscaping, pest control and other systems that are part of each occupancy unit.	
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7.2	Occupant's Manual Provide a guide for homeowners / building owners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops, transit opportunities in the community and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control and purchase of green power. Promotion of additional recycling programs within the City or with the South Dallas County Landfill should also be distributed.	
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Y N ?

7.3	Homeowner / Building Owner Orientation Provide a walk-through and orientation to the homeowner / building owner or new occupant using the Occupant Manual from 7.1 above that reviews the building/s green features, operations and maintenance along with neighborhood conveniences.	
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- IECC = International Energy Code Council, IRC = International Residential Code