

# Durability management

Required

## Intent

To promote durability and performance of the building enclosure and its components and systems through appropriate design, materials selection, and construction practices.

## Requirements

Meet the requirements of the ENERGY STAR for Homes, version 3, water management system builder checklist (with the exceptions for existing homes listed in EA Prerequisite Minimum Energy Performance). Midrise projects are exempt from this requirement.

Install all the applicable indoor moisture control measures listed in Table 1.

**Table 1. Required interior moisture control measures for homes**

Location or equipment	Required measure
Area directly above bathtub, spa, or shower (extending to ceiling), exposed wall or area behind fiberglass enclosure if wallboard is installed	Use nonpaper-faced backer board or paper-faced product or coating over wallboard that meets standard ASTM D 3273 standard
Kitchen, bathroom, laundry room, spa area	Use water-resistant flooring; do not install carpet
Entryway within 3 feet (900 mm) of exterior door accessible from ground	Use water-resistant flooring; do not install carpet (carpet tiles are permitted)
Tank water heater in or over living space	Install drain and drain pan, drain pan and automatic water shut-off or flow restrictor, or floor drain with floor sloped to drain
Clothes washer (or condensing clothes dryer) in or over living space	Install drain and drain pan, drain pan and automatic water shut-off or flow restrictor, or floor drain with floor sloped to drain
Conventional clothes dryer	Exhaust directly to outdoors