

The Southern Nevada Model

A HERS® Index Option for Energy Code Compliance

Prepared by RESNET • October 2026

Overview

The Nevada Governor's Office of Energy announced approval of the Southern Nevada Building Officials' adoption of a modified version of the 2024 International Energy Conservation Code (IECC). The modifications amend the Section 406 Energy Rating Index (ERI) option and apply to all code jurisdictions in southern Nevada.

The Southern Nevada Building Officials represents building officials from Clark and Nye counties and the cities of Boulder City, Henderson, Las Vegas, Mesquite, and North Las Vegas.

1 A Published Schedule of Performance Targets

The amended code establishes target ERI scores through 2033. The targets distinguish scores that include onsite power production from those that do not. Targets excluding onsite power production become more stringent every three years; targets including onsite power production remain unchanged across the periods shown.

The home builders association and the Southern Nevada Building Officials negotiated the following maximum scores:

Compliance period	Climate zone	ERI excluding onsite power production	ERI including onsite power production
2025-2027	3	56	33
2025-2027	5	58	43
2028-2030	3	52	33
2028-2030	5	54	43
2031-2033	3	48	33
2031-2033	5	51	43

Table 1. Maximum Energy Rating Index scores for southern Nevada, 2025-2033. Source: the supplied Southern Nevada code-jurisdiction announcement.

2 Mandatory Requirements and Envelope Backstop

The amended code's backstop consists of the mandatory requirements of the 2024 IECC, together with the building thermal envelope requirements and solar heat gain coefficients in Table R402.1.2 or Table R402.1.4 of the 2024 IECC.

3 Rating Standards and Quality Assurance

The southern Nevada energy code requires the Energy Rating Index used for compliance to:

- Be based on the latest adopted version of ANSI/RESNET/ICC Standard 301.
- Be entered into the RESNET National Building Registry.
- Be subject to quality assurance oversight by an EPA- or DOE-approved Home Certification Organization.

4 Builder Flexibility and Predictability

The Southern Nevada Home Builders Association commented:

“allowing builders an ERI of 56 still maintains the energy efficiency of the 2024 IECC Energy Code while allowing builders more flexibility in construction costs which keeps the homes more affordable. Builders can project changes to the HERS Index in advance of Code Changes allowing for a smoother transition every 3 - 6 years as adopted by local jurisdictions, thereby encouraging a pathway to more energy efficient homes.”

Code Amendment

[2024 Southern Nevada amended Energy Rating Index Option](#)

Source

Southern Nevada Code Jurisdictions Accept a HERS® Index Option to Their Energy Code, supplied announcement. This edition presents the announcement's content and score tables in the format used for the Massachusetts and Utah papers.