


FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 14-0413		

DATE: July 28, 2014

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

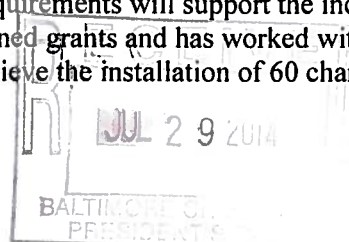
I am herein reporting on City Council Bill 14-0413 introduced by Councilmembers Kraft, Stokes, Clarke, Scott, Henry, and Middleton.

The purpose of this bill is to adopt the International Green Construction Code (2012 Edition) as part of the Building, Fire, and Related Codes Article of Baltimore City, subject to certain additions, deletions, amendments, and other modifications; providing for certain exceptions and alternatives (such as LEED Silver Certification); conforming, correcting, and clarifying related language; providing for the effect, construction, and effective date of this Ordinance; and generally relating to the Building, Fire, and Related Codes for Baltimore City.

This bill, if adopted, would repeal Chapter 37, “Green Building’ Requirements,” from the Baltimore City Building Code in its entirety and would replace it with the adoption of the International Green Construction Code (IGCC) with modifications as specified in the bill. The current ‘Green Building’ Requirements, which were established by Ordinance 07-490, mandate that newly constructed or extensively modified commercial and multi-family residential buildings over 10,000 square feet meet either LEED Silver Standards or the equivalent Baltimore City Green Building Standards (BCGBS). Over the past several years, more recent versions of LEED have meant that the BCGBS are not as comparable with LEED as when the legislation first passed. The adoption of the IGCC would establish a new baseline requirement for green buildings.

The Department of General Services is pleased with the opportunity to comment on this bill and would like to commend the following:

- Section 407.3 outlines the requirements for long-term and short-term bicycle parking at certain buildings. This requirement will encourage bicycle transit, supporting the City’s concept of complete streets. The Planning Department and the Department of Transportation have been developing bicycle trails and lanes throughout the city. The Energy Division of DGS has funded a bicycle planner for the Department of Transportation and has installed bicycle parking at some office buildings and parking garages in coordination with the Parking Authority.
- Section 407.4.2 outlines the requirements for designated parking spaces for low-emission, hybrid, and electric vehicles. These requirements will support the increased use of such vehicles. The Energy Division has obtained grants and has worked with the Parking Authority and other organizations to achieve the installation of 60 charging stations for electric vehicles.



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- Chapter 6 of the IGCC deals with Energy Conservation, Efficiency, and CO2E Emission Reduction. Requirements for energy metering to determine use and demand levels will contribute toward energy efficiency. The requirements for renewable energy systems will promote the use of solar and wind power, reducing the reliance on traditional energy sources. The Energy Division has done substantial work on retrofitting City buildings to improve their energy efficiency. The City of Baltimore through the Sustainability Commission has adopted the goals of achieving a 15% reduction in energy use by 2015 and achieving a 20% rate of renewable energy use by the City by 2022.

The Department of General Services asks that the following concerns be taken into consideration:

- Sections 608.7 through 608.12 of the IGCC (dealing with fuel gas lighting, electrical system efficiency, exterior lighting, verification of lights, and main electrical panel rating) are not referenced in Bill 14-0413 making it unclear whether or not they are adopted in the proposed legislation.
- The current 'Green Building' Requirements law specifies that it applies to 'newly constructed' or 'extensively modified' buildings. It provides definitions of 'extensively modified' and 'covered building,' in addition to specifications for exclusions and exceptions. The proposed legislation does not provide as clear guidelines on applicability, especially in regard to existing structures. Chapters 10 and 11 of the IGCC, which explain the requirements and guidelines for existing buildings and existing site development, are not adopted in the proposed legislation. Clarification of the law's applicability is important for the purposes of this Department. DGS performs ongoing maintenance, operational, and renovation activities on City buildings and will need to determine the extent to which this legislation would impact its budget and operations.

The Department of General Services recognizes the need for City Council Bill 14-0413 and supports the intent to update the Code. The Department will be participating in the upcoming work sessions and hearings on the legislation and will review and analyze proposed amendments as they arise.

Respectfully,



STEVE SHARKEY
DIRECTOR