


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 14-0413		

DATE: July 23, 2014

TO

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

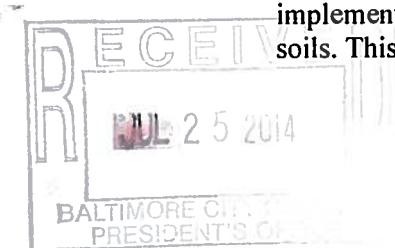
I am herein reporting on City Council Bill 14-0413 introduced by Councilmembers Kraft, Stokes, Clarke, Scott, Henry, and Middleton.

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 and replace Chapter 37, “Green Building’ Requirements,” of the Baltimore City Building Code with the International Green Construction Code (IGCC) along with certain modifications relevant to Baltimore City. The City’s Green Building Requirements are for newly constructed or extensively modified commercial and multi-family residential buildings over 10,000 square feet in size. These buildings must meet either LEED Silver Standards or the Baltimore City Green Building Standards (BCGBS). Adopting the IGCC and successive versions would ensure that these baseline requirements for green buildings would be regularly updated.

The Department offers the following comments for consideration:

- Section 402.2 (Flood Plain Hazard Areas) of the IGCC is not being adopted. The bill instead refers to the City’s Floodplain Management section of the Code, which was recently revised to comply with new federal floodplain standards.
- Section 403 (Stormwater Management) of the IGCC is not being adopted. The bill instead refers to the City’s Stormwater Management section of the Code, which conforms with State law.
- Section 405.1 (Soil and Water Quality Protection) of the IGCC is not being adopted. The bill instead refers to the City’s Soil Erosion and Sediment Control section of the Code, which is critical to the City retaining its delegated authority for plans review and enforcement.
- Section 406.1 requires that a building site waste management plan be developed and implemented to divert from disposal at least 75% of land-clearing debris and excavated soils. This supports the Department’s goal of increased recycling and landfill diversion.

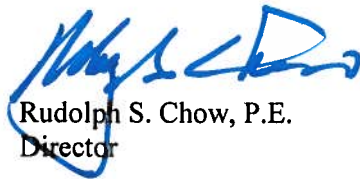


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- Section 503.1 requires that a Construction Material and Waste Management Plan be developed and implemented to divert from disposal at least 50% of nonhazardous construction waste. Recovery or reuse of these materials would help reduce the volume of materials requiring disposal at our landfill.
- Section 504.1 requires that waste recycling areas be provided for use by the building's occupants. This requirement supports the Department's goal of increasing Baltimore City's recycling rate to at least 35% of the solid waste stream, as mandated by the State of Maryland.
- Section 504.2 requires storage space for fluorescent lamps, high-intensity discharge lamps, batteries, electronics, and other discarded items requiring special disposal by the jurisdiction. Baltimore City does provide drop-off services at Citizen Convenience Centers for residents to bring electronics, batteries, and other such items. If storage space is provided under this proposed legislation, the Department suggests adding a requirement for those storage areas to be emptied on a regular basis and for the items to be properly disposed of.
- Sections 703 to 710 of the IGCC are not adopted. Some of these sections dealing with rainwater collection, gray water systems, and reclaimed water systems, may be worth reviewing.
- The current 'Green Building' Requirements law specifies that it applies to newly constructed or extensively modified buildings and it provides definitions of 'extensively modified' and 'covered building' in addition to a list of exclusions. The proposed legislation does not provide such 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 (Chapter 10) and existing site development (Chapter 11), are not adopted in the proposed legislation.

The Department of Public Works looks forward to participating in the upcoming work sessions and hearings on City Council Bill 14-0413. The Department supports the effort to update the City's green building code and is eager to further review the bill's requirements and impacts.

Sincerely,



Rudolph S. Chow, P.E.
Director