

CITY OF BALTIMORE
COUNCIL BILL 14-0413
(First Reader)

Introduced by: Councilmembers Kraft, Stokes, Clarke, Scott, Henry, Middleton

Introduced and read first time: June 23, 2014

Assigned to: Judiciary and Legislative Investigations Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Department of General Services, Department of Public Works, Fire Department, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **International Green Construction Code**

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

9 BY adding

10 Article - Building, Fire, and Related Codes
11 Section(s) 2-103 (BC §§ 101.4.8, 101.4.9, and 202.2.37.3a)
12 Baltimore City Revised Code
13 (Edition 2000)

14 BY repealing and reordaining, with amendments

15 Article - Building, Fire, and Related Codes
16 Section(s) 7-102 (PMC § 102.3)
17 Baltimore City Revised Code
18 (Edition 2000)

19 BY repealing

20 Article - Building, Fire, and Related Codes
21 Part II. International Building Code
22 Chapter 37. "Green Building" Requirements
23 Baltimore City Revised Code
24 (Edition 2000)

25 BY adding, with modifications

26 Article - Building, Fire, and Related Codes
27 Part XI. International Green Construction Code
28 Baltimore City Revised Code
29 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
2 Chapter 37 {“‘Green Building’ Requirements”}, of the Building Code of Baltimore City
3 (Building, Fire, and Related Codes Article, Part II, Chapter 37) is repealed, in its entirety.

4 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Laws of Baltimore City read as
5 follows:

6 **Baltimore City Revised Code**

7 **Article – Building, Fire, and Related Codes**

8 **Part II. International Building Code**

9 **§ 2-103. City modifications.**

10 The additions, deletions, amendments, and other modifications adopted by the City are as
11 follows:

12 **Chapter 1. Scope and Administration**

13 **Section 101 General**

14 **101.4 Referenced codes.** The standards and codes listed in this § 101.4, as modified by
15 these provisions and as referred to elsewhere in this Code, are part of the requirements of this
16 Code to the extent prescribed by the reference.

17 **104.4.8 RESIDENTIAL.** THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-
18 FAMILY DWELLINGS (2012 EDITION), AS MODIFIED IN PART X OF THIS CODE, APPLIES TO
19 DETACHED 1- AND 2-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS
20 (TOWNHOUSES), NOT MORE THAN 3 STORIES ABOVE GRADE PLANE IN HEIGHT, AND THEIR
21 ACCESSORY STRUCTURES.

22 **101.4.9 GREEN CONSTRUCTION.** THE INTERNATIONAL GREEN CONSTRUCTION CODE
23 CONSTRUCTION (2012 EDITION), AS MODIFIED IN PART XI OF THIS CODE, APPLIES TO
24 CONSTRUCTION REQUIREMENTS INTENDED TO REDUCE THE NEGATIVE IMPACTS AND
25 INCREASE THE POSITIVE IMPACTS OF THE BUILT ENVIRONMENT ON THE NATURAL
26 ENVIRONMENT AND BUILDING OCCUPANTS.

27 **Chapter 2. Definitions; Rules of Construction**

28 **Section 202 Definitions**

29 **202.2 Supplemental definitions.** Notwithstanding any different definition in the
30 International Building Code, the following terms have the meanings given in this § 202.2.

31 **202.2.37 International Codes.**

32 **202.2.37.3A GREEN CONSTRUCTION CODE.** “GREEN CONSTRUCTION CODE”,
33 “BALTIMORE CITY GREEN CONSTRUCTION CODE”, “INTERNATIONAL GREEN

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1 CONSTRUCTION CODE”, OR “IGCC” MEANS THE INTERNATIONAL GREEN
2 CONSTRUCTION CODE (2012 EDITION), AS SUPPLEMENTED, AMENDED, OR OTHERWISE
3 MODIFIED BY BALTIMORE CITY.

4 **Part VII. International Property Maintenance Code**

5 **§ 7-102. City modifications.**

6 The additions, deletions, amendments, and other modifications adopted by the City are as
7 follows:

8 **Chapter 1. Scope and Administration**

9 **Section 102 Applicability**

10 **102.3 Application of other codes.** All repairs, additions, or alterations to a structure and all
11 changes of occupancy must be done in accordance with this Code and with the following
12 codes and standards, as modified by Baltimore City:

- 13 1. the International Building Code (2012 Edition),
- 14 2. the National Electrical Code (2011 Edition),
- 15 3. the International Fuel Gas Code (2012 Edition),
- 16 4. the International Mechanical Code (2012 Edition),
- 17 5. the International Plumbing Code (2012 Edition),
- 18 6. the International Fire Code (2012 Edition),
- 19 7. the International Energy Conservation Code (2012 Edition),
- 20 8. THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
- 21 (2012 EDITION),
- 22 9. THE INTERNATIONAL GREEN CONSTRUCTION CODE, and
- 23 10. [8.] the Zoning Code of Baltimore City.

24 **PART XI. INTERNATIONAL GREEN CONSTRUCTION CODE**

25 **§ 11-101. CITY ADOPTION.**

26 (A) *IN GENERAL.*

27 THE INTERNATIONAL GREEN CONSTRUCTION CODE (2012 EDITION) IS ADOPTED AS PART
28 OF THE BUILDING, FIRE, AND RELATED CODES OF BALTIMORE CITY, SUBJECT TO THE

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1 ADDITIONS, DELETIONS, AMENDMENTS, AND OTHER MODIFICATIONS CONTAINED IN THIS
2 PART XI.

3 (B) *CODIFICATION*.

4 UNLESS OTHERWISE SPECIFIED, CHAPTER, ARTICLE, AND SECTION NUMBERS IN THIS
5 PART XI REFER TO THE CHAPTER, ARTICLE, AND SECTION NUMBERS OF THE
6 INTERNATIONAL GREEN CONSTRUCTION CODE.

7 § 11-102. CITY MODIFICATIONS.

8 THE ADDITIONS, DELETIONS, AMENDMENTS, AND OTHER MODIFICATIONS ADOPTED BY THE
9 CITY ARE AS FOLLOWS:

10 CHAPTER 1. SCOPE AND ADMINISTRATION

11 SECTION 101 GENERAL

12 **101.1 TITLE.** THE REGULATIONS CONTAINED IN THIS CODE CONSTITUTE AND ARE KNOWN AS
13 THE “BALTIMORE GREEN CONSTRUCTION CODE”.

14 **101.1.1 REFERENCES TO “THIS CODE”.** ALL REFERENCES TO “THIS CODE” REFER TO
15 THE BALTIMORE CITY GREEN CONSTRUCTION CODE.

16 **101.2 CODE AS AN OVERLAY DOCUMENT.** THIS CODE IS AN OVERLAY DOCUMENT TO BE
17 USED IN CONJUNCTION WITH THE OTHER CODES AND STANDARDS ADOPTED BY THE CITY. THIS
18 CODE NOT INTENDED TO BE USED AS A STAND-ALONE CONSTRUCTION REGULATION
19 DOCUMENT, AND PERMITS ARE NOT TO BE ISSUED UNDER THIS CODE. THIS CODE IS NOT
20 INTENDED TO ABRIDGE OR SUPERSEDE ANY HEALTH, SAFETY, OR ENVIRONMENTAL
21 REQUIREMENTS OF ANY OTHER APPLICABLE LAW, CODE, OR STANDARD.

22 **101.3 SCOPE.** *{As in IGCC}*

23 **EXCEPTIONS:** THIS CODE DOES NOT APPLY TO:

- 24 1. A 1- OR 2-FAMILY DWELLING, INCLUDING ACCESSORY STRUCTURES, REGULATED
25 BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY
26 DWELLINGS (2012 EDITION),
- 27 2. A MULTIPLE-FAMILY DWELLING THAT IS NO MORE THAN 3 STORIES ABOVE GRADE
28 PLANE IN HEIGHT AND CONTAINS NO MORE THAN 5 DWELLING UNITS,
- 29 3. A STRUCTURE THAT HAS ACHIEVED, AS CERTIFIED BY THE GREEN BUILDING
30 CERTIFICATION INSTITUTE, A SILVER-LEVEL OR HIGHER RATING IN THE U.S.
31 GREEN BUILDING COUNCIL’S LEED (LEADERSHIP IN ENERGY AND
32 ENVIRONMENTAL DESIGN) RATING SYSTEM,
- 33 4. A STRUCTURE THAT HAS BEEN DESIGNED AND, AS VERIFIED BY THE CODE OFFICIAL
34 OR AN ENTITY APPROVED BY THE CODE OFFICIAL, CONSTRUCTED IN COMPLIANCE
35 WITH THE STANDARD FOR THE DESIGN OF HIGH-PERFORMANCE GREEN

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1 BUILDINGS, EXCEPT LOW-RISE RESIDENTIAL BUILDINGS”, ADOPTED BY
2 AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING
3 ENGINEERS, INC. (ASHRAE 189.1),

4 5. A TEMPORARY STRUCTURE APPROVED UNDER BUILDING CODE SECTION 3103
5 {“TEMPORARY STRUCTURES”}, OR

6 6. EQUIPMENT OR SYSTEMS THAT ARE USED PRIMARILY FOR INDUSTRIAL OR
7 MANUFACTURING PURPOSES.

8 **101.4 APPENDICES.** THE APPENDICES TO THE INTERNATIONAL GREEN CONSTRUCTION CODE
9 APPLY AS FOLLOWS:

10 **101.4.1 APPENDICES ADOPTED.** THE FOLLOWING APPENDIX, AS MODIFIED, IS ADOPTED
11 AS PART OF THIS CODE:

12 1. APPENDIX A: “PROJECT ELECTIVES”.

13 **101.4.2 APPENDICES NOT ADOPTED.** THE FOLLOWING APPENDICES ARE NOT ADOPTED AS
14 PART OF THIS CODE:

15 1. APPENDIX B: “RADON MITIGATION”.

16 2. APPENDIX C: “OPTIONAL ORDINANCE”.

17 3. APPENDIX D: “ENFORCEMENT PROCEDURES”.

18 **101.5 INTENT.** *{As in IGCC}*

19 **101.6 ADMINISTRATION.** THIS CODE IS ADMINISTERED AND ENFORCED BY THE DEPARTMENT
20 OF HOUSING AND COMMUNITY DEVELOPMENT AND ITS COMMISSIONER. ACCORDINGLY, IN
21 THIS CODE:

22 1. “DEPARTMENT” MEANS THE DEPARTMENT OF HOUSING AND COMMUNITY
23 DEVELOPMENT, AND

24 2. “CODE OFFICIAL” MEANS THE BUILDING OFFICIAL, AS DEFINED IN § 202.2 OF THE
25 BALTIMORE CITY BUILDING CODE.

26 SECTION 102 APPLICABILITY

27 **102.1 TO 102.3** *{As in IGCC}*

28 **102.4 REFERENCED CODES.** THE FOLLOWING CODES, AS MODIFIED BY BALTIMORE CITY,
29 ARE CONSIDERED PART OF THE REQUIREMENTS OF THIS CODE:

30 1. THE INTERNATIONAL BUILDING CODE (2012 EDITION),

31 2. THE NATIONAL ELECTRICAL CODE (2011 EDITION),

32 3. THE INTERNATIONAL FUEL GAS CODE (2012 EDITION),

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- 1 4. THE INTERNATIONAL MECHANICAL CODE (2012 EDITION),
- 2 5. THE INTERNATIONAL PLUMBING CODE (2012 EDITION),
- 3 6. THE INTERNATIONAL PROPERTY MAINTENANCE CODE (2102 EDITION)
- 4 7. THE INTERNATIONAL FIRE CODE (2012 EDITION),
- 5 8. THE INTERNATIONAL ENERGY CONSERVATION CODE (2012 EDITION),
- 6 9. THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION), AND
- 7 10. THE ZONING CODE OF BALTIMORE CITY.

8 **102.4.1 CONFLICTING PROVISIONS. {AS IN IGCC}**

9 **102.5 PARTIAL INVALIDITY. {AS IN IGCC}**

10 **102.6 EXISTING STRUCTURES.** THE LEGAL OCCUPANCY OF ANY STRUCTURE EXISTING ON
11 THIS CODE’S EFFECTIVE DATE IS PERMITTED TO CONTINUE WITHOUT CHANGE, EXCEPT:

- 12 1. AS SPECIFICALLY COVERED IN THIS CODE, THE INTERNATIONAL BUILDING CODE, THE
13 INTERNATIONAL PROPERTY MAINTENANCE CODE, OR THE INTERNATIONAL FIRE
14 CODE, OR
- 15 2. AS DEEMED NECESSARY BY THE CODE OFFICIAL FOR THE GENERAL SAFETY AND
16 WELFARE OF THE STRUCTURE’S OCCUPANTS AND THE PUBLIC.

17 **102.7 MIXED OCCUPANCY BUILDINGS. {AS IN IGCC}**

18 **SECTION 103 DUTIES AND POWERS OF THE CODE OFFICIAL**

19 **103. 1 TO 103.4 {AS IN IGCC}**

20 **103.5 INSPECTIONS. {AS IN IGCC}**

21 **103.5.1 RIGHT OF ENTRY.** THE CODE OFFICIAL MAY ENTER ANY STRUCTURE OR
22 PREMISES AT REASONABLE TIMES TO INSPECT, SUBJECT TO CONSTITUTIONAL
23 RESTRICTIONS ON UNREASONABLE SEARCHES AND SEIZURES. IF ENTRY IS REFUSED
24 OR NOT OBTAINED, THE CODE OFFICIAL MAY PURSUE RECOURSE AS PROVIDED BY LAW,
25 INCLUDING § 104 {“...POWERS OF BUILDING OFFICIAL”} OF THE BALTIMORE CITY
26 BUILDING CODE.

27 **SECTION 104 CONSTRUCTION DOCUMENTS {AS IN IGCC}**

28 **SECTION 105 APPROVALS {AS IN IGCC}**

29 **SECTION 106 PERMITS**

30 **106.1 REQUIRED. {AS IN IGCC}**

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1 **106.2 APPLICATION FOR PERMIT.** THE REQUIREMENTS FOR OBTAINING A PERMIT ARE AS SET
2 FORTH IN § 105.3 {"APPLICATION FOR PERMIT"} OF THE BALTIMORE CITY BUILDING CODE.

3 **106.3 EXPIRATION OF PERMIT.** UNLESS EXTENDED, A PERMIT EXPIRES AS SET FORTH IN
4 § 105.5 {"EXPIRATION; EXTENSION"} OF THE BALTIMORE CITY BUILDING CODE.

5 **106.4 EXTENSION.** A PERMIT MAY BE EXTENDED AS PROVIDED IN § 105.5 {"EXPIRATION;
6 EXTENSION"} OF THE BALTIMORE CITY BUILDING CODE.

7 **106.5 SUSPENSION OR REVOCATION.** THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE A
8 PERMIT AS PROVIDED IN § 105.6 {"SUSPENSION OR REVOCATION"} OF THE BALTIMORE CITY
9 BUILDING CODE.

10 **SECTION 107 FEES**

11 **107.1 FEE SCHEDULE.** FEES ARE AS SET FORTH IN § 109 {"FEES"} OF THE BALTIMORE
12 CITY BUILDING CODE.

13 **SECTION 108 VIOLATIONS**

14 **108.1 UNLAWFUL ACTS.** IT IS UNLAWFUL FOR ANY PERSON TO BE IN CONFLICT WITH OR IN
15 VIOLATION OF ANY PROVISION OF THIS CODE OR OF ANY REGULATION, PERMIT, NOTICE, OR
16 ORDER ISSUED UNDER THIS CODE.

17 **108.2 VIOLATION PENALTIES.** THE PENALTIES FOR A VIOLATION OF THIS CODE ARE AS
18 PROVIDED IN § 114 {"VIOLATIONS"} OF THE BALTIMORE CITY BUILDING CODE FOR A
19 VIOLATION THAT CODE.

20 **108.3 STOP-WORK ORDERS.** THE ISSUANCE AND ENFORCEMENT OF STOP-WORK ORDERS ARE
21 AS PROVIDED IN § 115 {"STOP-WORK ORDER"} OF THE BALTIMORE CITY BUILDING CODE.

22 **108.4 OCCUPANCY PERMIT.** ISSUANCE OF AN OCCUPANCY PERMIT DOES NOT AN APPROVAL
23 OF A VIOLATION OF THIS CODE OR ANY OTHER LAW. *{NOTE: THE "CERTIFICATE OF*
24 *OCCUPANCY" TO WHICH THE IGCC REFERS IS KNOWN IN BALTIMORE CITY AS AN "OCCUPANCY*
25 *PERMIT".}*

26 **SECTION 109 ADMINISTRATIVE AND JUDICIAL REVIEW**

27 **109.1 GENERAL.** A DECISION OF THE CODE OFFICIAL IS SUBJECT TO ADMINISTRATIVE AND
28 JUDICIAL REVIEW AS PROVIDED IN THE BALTIMORE CITY BUILDING CODE.

29 **CHAPTER 2. DEFINITIONS**

30 **SECTION 201 GENERAL**

31 **201.1 SCOPE.** *{AS IN IGCC}*

32 **201.2 INTERCHANGEABILITY.** *{AS IN IGCC}*

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1 **201.3 TERMS DEFINED IN OTHER CODES.** IF A TERM IS NOT DEFINED IN THIS CODE AND IS
2 DEFINED IN ONE OR ANOTHER OF THE CODES LISTED IN § 102.4 {"REFERENCED CODES"} OF
3 THIS CODE, THE TERM HAS THE MEANING GIVEN TO IT IN THAT CODE.

4 **201.4 TERMS NOT DEFINED. {AS IN IGCC}**

5 **SECTION 202 GENERAL DEFINITIONS**

6 **202.1 GENERAL.** EXCEPT AS PROVIDED IN § 202.2, TERMS THAT ARE USED AND DEFINED IN
7 THE INTERNATIONAL GREEN CONSTRUCTION CODE (2012 EDITION) HAVE THE MEANINGS
8 GIVEN IN THE INTERNATIONAL GREEN CONSTRUCTION CODE (2012 EDITION).

9 **202.2 SUPPLEMENTAL DEFINITIONS.** NOTWITHSTANDING ANY DIFFERENT DEFINITION IN THE
10 INTERNATIONAL GREEN CONSTRUCTION CODE, THE FOLLOWING TERMS HAVE THE MEANINGS
11 GIVEN IN THIS § 202.2.

12 **202.2.1 CODE OFFICIAL.** "CODE OFFICIAL" HAS THE MEANING STATED IN § 101.6 OF THIS
13 CODE.

14 **202.2.2 DWELLING UNIT.** "DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF
15 THE BALTIMORE CITY BUILDING CODE.

16 **202.2.3 FLOOD HAZARD AREA.** "FLOOD HAZARD AREA" MEANS A REGULATED FLOOD
17 HAZARD AREA ESTABLISHED UNDER AND REGULATED BY THE FLOODPLAIN
18 MANAGEMENT CODE.

19 **202.2.4 FLOODPLAIN.** "FLOODPLAIN" HAS THE MEANING STATED IN CITY CODE
20 ARTICLE 7 {"NATURAL RESOURCES"}, § 1-2 {"DEFINITIONS – "ACCESSORY STRUCTURE"
21 TO "FLOODPLAIN DISTRICT"}.

22 **202.2.5 FLOODPLAIN MANAGEMENT CODE.** "FLOODPLAIN MANAGEMENT CODE"
23 MEANS THE BALTIMORE CITY FLOODPLAIN MANAGEMENT CODE, CITY CODE ARTICLE 7
24 {"NATURAL RESOURCES"}, DIVISION I {"FLOODPLAIN MANAGEMENT"}.

25 **202.2.6 HABITABLE SPACE.** "HABITABLE SPACE" MEANS SPACE IN A STRUCTURE FOR
26 LIVING, SLEEPING, OR EATING. BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE
27 OR UTILITY SPACES, AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.
28 KITCHENS WITH LESS THAN 56 SQ. FT. (5.2 SQ. M.) OF FLOOR AREA ARE NOT CONSIDERED
29 HABITABLE SPACES.

30 **202.2.7 HISTORIC BUILDING.** "HISTORIC BUILDING" MEANS A BUILDING OR OTHER
31 STRUCTURE THAT IS:

32 (I) INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES;

33 (II) INDIVIDUALLY LISTED ON THE CITY LANDMARK LIST;

34 (III) LOCATED WITHIN A NATIONAL REGISTER HISTORIC OR LANDMARK DISTRICT
35 AND CERTIFIED BY THE SECRETARY OF THE INTERIOR AS CONTRIBUTING TO
36 THE HISTORIC SIGNIFICANCE OF THAT DISTRICT; OR

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(IV) LOCATED WITHIN A CITY HISTORICAL AND ARCHITECTURAL PRESERVATION DISTRICT AND CERTIFIED BY THE COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION AS CONTRIBUTING TO THE HISTORIC SIGNIFICANCE OF THAT DISTRICT.

202.2.8 MAY NOT, ETC. “MAY NOT”, “MUST NOT”, AND “NO ... MAY” ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

202.2.9 MULTIPLE-FAMILY DWELLING. “MULTIPLE-FAMILY DWELLING” MEANS A BUILDING OR A GROUP OF BUILDINGS ON THE SAME LOT THAT CONTAINS OR IS DESIGNED OR INTENDED TO CONTAIN:

1. MORE THAN 2 DWELLING UNITS,
2. 2 DWELLING UNITS AND ANY OTHER RESIDENTIAL OR COMMERCIAL OCCUPANCY, OR
3. ANY COMBINATION OF 3 OR MORE ROOMING UNITS AND DWELLING UNITS.

202.2.10 MUST/SHALL. “MUST” AND “SHALL” ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

202.2.11 OCCUPANCY. “OCCUPANCY” HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

202.2.12 PERSON. “PERSON” HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

202.2.13 PREMISES. “PREMISES” HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

202.2.14 STRUCTURE. “STRUCTURE” HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE AND, UNLESS THE CONTEXT INDICATES OTHERWISE, INCLUDES PREMISES AND LANDS.

CHAPTER 3. JURISDICTIONAL REQUIREMENTS AND LIFE CYCLE ASSESSMENT
{NOT ADOPTED}

CHAPTER 4. SITE DEVELOPMENT AND LAND USE

SECTION 401 GENERAL *{AS IN IGCC}*

SECTION 402 PRESERVATION OF NATURAL RESOURCES

402.1 PROTECTION BY AREA. IF WETLANDS OR CONSERVATION AREAS ARE LOCATED ON OR ADJACENT TO A LOT, THE DEVELOPMENT OF THE LOT AS A BUILDING SITE MUST COMPLY WITH §§ 402.4 AND 402.5.

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402.2 FLOOD HAZARD AREAS. *(NOT ADOPTED)*

{NOTE: FOR THE ESTABLISHMENT OF REGULATED FLOOD HAZARD AREAS AND THE SPECIAL REGULATIONS AND LIMITATIONS GOVERNING DEVELOPMENT WITHIN THOSE AREAS, *SEE* THE FLOODPLAIN MANAGEMENT CODE, CITY CODE ARTICLE 7 {"NATURAL RESOURCES"}, DIVISION I {"FLOODPLAIN MANAGEMENT"}.

402.3 SURFACE WATER PROTECTION. *(NOT ADOPTED)*

402.4 WETLAND PROTECTION. *{AS IN IGCC}*

402.5 CONSERVATION AREA. SITE DISTURBANCE OR DEVELOPMENT OF LAND IN OR WITHIN 50 FEET (15,240 MM) OF ANY DESIGNATED CONSERVATION AREA IS NOT PERMITTED.

EXCEPTION: *{AS IN IGCC}*

402.6 PARK LAND. *(NOT ADOPTED)*

402.7 AGRICULTURAL LAND. *(NOT ADOPTED)*

402.8 GREENFIELD SITES. *(NOT ADOPTED)*

SECTION 403 STORMWATER MANAGEMENT *(NOT ADOPTED)*

{NOTE: FOR SPECIAL REGULATIONS AND LIMITATIONS GOVERNING STORMWATER MANAGEMENT, *SEE* CITY CODE ARTICLE 7 {"NATURAL RESOURCES"}, DIVISION II {"STORMWATER MANAGEMENT"}.

SECTION 404 LANDSCAPE IRRIGATION AND OUTDOOR FOUNTAINS

404.1 LANDSCAPE IRRIGATION SYSTEMS. *{AS IN IGCC}*

404.1.1 WATER FOR OUTDOOR LANDSCAPE IRRIGATION. *{AS IN IGCC}*

404.1.2 IRRIGATION SYSTEM DESIGN AND INSTALLATION. WHERE IN-GROUND IRRIGATION SYSTEMS ARE PROVIDED, THE SYSTEMS MUST COMPLY WITH ALL OF THE FOLLOWING:

1. THE DESIGN AND INSTALLATION MUST BE UNDER THE SUPERVISION OF AN IRRIGATION PROFESSIONAL ACCREDITED OR CERTIFIED BY AN APPROPRIATE LOCAL OR NATIONAL BODY,
2. MICROIRRIGATION ZONES MUST BE EQUIPPED WITH PRESSURE REGULATORS THAT ENSURE ZONE PRESSURE IS NOT GREATER THAN 40 PSI (275.8 KPA), FILTERS, AND FLUSH END ASSEMBLIES, AND
3. SPRINKLERS:
 - 3.1. MUST HAVE NOZZLES WITH MATCHED PRECIPITATION RATES,

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1 3.2. ARE PROHIBITED ON LANDSCAPE AREAS LESS THAN 4 FEET (1230 MM) IN
2 ANY DIMENSION,

3 3.3. ARE PROHIBITED ON SLOPES GREATER THAN 1 UNIT VERTICAL TO 4 UNITS
4 HORIZONTAL (25% SLOPE),

5 **EXCEPTION:** WHERE THE APPLICATION RATE OF THE SPRINKLERS IS
6 LESS THAN OR EQUAL TO 0.5 INCHES (12.7 MM) PER HOUR.

7 3.4. ARE PERMITTED FOR USE ON TURFGRASS AND CROP AREAS ONLY,
8 EXCEPTING MICROSPRAYS OF A FLOW LESS THAN 45 GALLONS (170 LITERS)
9 PER HOUR,

10 3.5. IF OF THE POP-UP CONFIGURATION, MUST POP-UP TO A HEIGHT OF NOT LESS
11 THAN 4 INCHES (101 MM), AND

12 3.6. MAY ONLY BE INSTALLED IN ZONES COMPOSED EXCLUSIVELY OF
13 SPRINKLERS AND MUST BE DESIGNED TO ACHIEVE A LOWER QUARTER
14 DISTRIBUTION UNIFORMITY OF NOT LESS THAN 0.65.

15 **404.2 OUTDOOR ORNAMENTAL FOUNTAINS AND WATER FEATURES {As in IgCC}**

16 **SECTION 405 MANAGEMENT OF VEGETATION, SOILS, AND EROSION CONTROL {As in IgCC}**

17 **405.1 SOIL AND WATER QUALITY PROTECTION. {NOT ADOPTED}**

18 {NOTE: FOR SPECIAL REGULATIONS AND LIMITATIONS GOVERNING SOIL EROSION AND
19 SEDIMENT CONTROL, SEE CITY CODE ARTICLE 7 {"NATURAL RESOURCES"}, DIVISION III
20 {"SOIL EROSION AND SEDIMENT CONTROL"}.

21 **405.2 VEGETATION AND SOIL PROTECTION. {As in IgCC}**

22 **405.3 NATIVE PLANT LANDSCAPING. {As in IgCC}**

23 **SECTION 406 BUILDING SITE WASTE MANAGEMENT {As in IgCC}**

24 **SECTION 407 TRANSPORTATION IMPACT**

25 **407.1 WALKWAYS AND BICYCLE PATHS. {As in IgCC}**

26 **407.2 CHANGING AND SHOWER FACILITIES.**

27 **407.2 CHANGING AND SHOWER FACILITIES.** BUILDINGS WITH A TOTAL BUILDING FLOOR
28 AREA GREATER THAN 10,000 SQUARE FEET (929 m²) AND THAT ARE REQUIRED TO BE
29 PROVIDED WITH LONG-TERM BICYCLE PARKING AND STORAGE IN ACCORDANCE WITH § 407.3
30 MUST BE PROVIDED WITH ONSITE CHANGING ROOM AND SHOWER FACILITIES.

31 **407.3 BICYCLE PARKING AND STORAGE. {As in IgCC}**

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1 **407.3.1 SHORT-TERM BICYCLE PARKING.** SHORT-TERM BICYCLE PARKING MUST
2 COMPLY WITH ALL OF THE FOLLOWING:

3 1. TO 2. *{AS IN IGCC}*

4 3. IT MUST HAVE AN AREA OF NOT LESS THAN 18 INCHES (457MM) BY 72 INCHES
5 (1,829MM) FOR EACH BICYCLE;

6 4. TO 5. *{AS IN IGCC}*

7 **407.3.2. LONG-TERM BICYCLE PARKING.** LONG-TERM BICYCLE PARKING SHALL COMPLY
8 WITH ALL OF THE FOLLOWING:

9 1. TO 2. *{AS IN IGCC}*

10 3. IT MUST HAVE AN AREA OF NOT LESS THAN 18 INCHES (457MM) BY 72 INCHES
11 (1,829MM) FOR EACH BICYCLE; AND

12 4. *{AS IN IGCC}*

13 **407.4 PREFERRED VEHICLE PARKING.** PARKING PROVIDED AT A BUILDING SITE MUST
14 COMPLY WITH THIS SECTION. PREFERRED PARKING SPACES REQUIRED BY THIS SECTION MUST
15 BE THOSE IN THE PARKING FACILITY THAT ARE LOCATED ON THE SHORTEST ROUTE OF TRAVEL
16 FROM THE PARKING FACILITY TO A BUILDING ENTRANCE, BUT MAY NOT TAKE PRECEDENCE
17 OVER PARKING SPACES THAT ARE REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH THE
18 INTERNATIONAL BUILDING CODE. IF A BUILDINGS HAS MULTIPLE ENTRANCES WITH
19 ADJACENT PARKING, PARKING SPACES REQUIRED BY THIS SECTION MUST BE DISPERSED AND
20 LOCATED NEAR THOSE ENTRANCES. THESE PARKING SPACES MUST BE PROVIDED WITH
21 APPROVED SIGNAGE THAT SPECIFIES THE PERMITTED USAGE.

22 **407.4.1 HIGH -OCCUPANCY VEHICLE PARKING.** *{AS IN IGCC}*

23 **407.4.2 LOW-EMISSION, HYBRID, AND ELECTRIC VEHICLE PARKING.** *{AS IN IGCC}*

24 **SECTION 408 HEAT ISLAND MITIGATION**

25 **408.1 GENERAL.** *{AS IN IGCC}*

26 **408.2 SITE HARDSCAPE.** NOT LESS THAN 25% OF THE SITE HARDSCAPE MUST BE PROVIDED
27 WITH 1 OR ANY COMBINATION OF THE OPTIONS DESCRIBED IN §§ 408.2.1 THROUGH 408.2.5.
28 FOR THE PURPOSES OF THIS SECTION, SITE HARDSCAPE DOES NOT INCLUDE AREAS OF THE SITE
29 COVERED BY SOLAR PHOTOVOLTAIC ARRAYS OR SOLAR THERMAL COLLECTORS.

30 **408.2.1 TO 408.2.4** *{AS IN IGCC}*

31 **408.2.5 POROUS ASPHALT PAVEMENT.** POROUS ASPHALT PAVEMENTS INCLUDE OPEN-
32 GRADED ASPHALT MIXTURES WITH AIR VOIDS OF NOT LESS THAN 16%. POROUS ASPHALT
33 PAVEMENTS ARE PERMITTED ONLY WHERE THE USE OF THESE HARDSCAPES DOES NOT
34 INTERFERE WITH:

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- 1 1. ACCESS OR EGRESS OF FIRE AND EMERGENCY APPARATUS, VEHICLES, OR
- 2 PERSONNEL,
- 3 2. UTILITIES, OR
- 4 3. TELECOMMUNICATIONS LINES.

5 **408.3 ROOF SURFACES. {AS IN IGCC}**

6 **SECTION 409 SITE LIGHTING**

7 **409.1 LIGHT POLLUTION CONTROL.** UPLIGHT, LIGHT TRESPASS, AND GLARE MUST BE
8 LIMITED FOR ALL EXTERIOR LIGHTING EQUIPMENT AS DESCRIBED IN §§ 409.2 AND 409.3.

9 **EXCEPTION: {AS IN IGCC}**

10 **409.1.1 EXTERIOR LIGHTING ZONES. {AS IN IGCC}**

11 **409.2 UPLIGHT. {AS IN IGCC}**

12 **409.3 LIGHT TRESPASS AND GLARE. {AS IN IGCC}**

13 **SECTION 410 DRINKING FOUNTAINS**

14 **410.1 GYMNASIUM AREAS.** DRINKING FOUNTAINS THAT SERVE A GYMNASIUM AREA MUST
15 BE EQUIPPED WITH AT LEAST 1 WATER-BOTTLE FILLER.

16 **CHAPTER 5. MATERIAL RESOURCE CONSERVATION AND EFFICIENCY**

17 **SECTION 501 GENERAL {AS IN IGCC}**

18 **SECTION 502 CONSTRUCTION MATERIAL MANAGEMENT {AS IN IGCC}**

19 **SECTION 503 CONSTRUCTION WASTE MANAGEMENT {AS IN IGCC. BUT NOTE: THE**
20 **“CERTIFICATE OF OCCUPANCY” TO WHICH THIS SECTION REFERS IS KNOWN IN BALTIMORE CITY AS AN**
21 **“OCCUPANCY PERMIT”.}**

22 **SECTION 504 WASTE MANAGEMENT AND RECYCLING {AS IN IGCC. BUT NOTE: THE**
23 **“CERTIFICATE OF OCCUPANCY” TO WHICH THIS SECTION REFERS IS KNOWN IN BALTIMORE CITY AS AN**
24 **“OCCUPANCY PERMIT”.}**

25 **SECTION 505 MATERIAL SELECTION**

26 **505.1 MATERIAL SELECTION AND PROPERTIES. {AS IN IGCC}**

27 **505.2 MATERIAL SELECTION.** FOR ANY STRUCTURE WITH A TOTAL BUILDING FLOOR AREA
28 GREATER THAN 25,000 SQ. FT. (2323 m²), NO LESS THAN 40% OF THE TOTAL BUILDING
29 MATERIALS USED IN THE PROJECT, BASED ON MASS, VOLUME, OR COST, MUST COMPLY WITH
30 § 505.2.1, 505.2.2, 505.2.3, 505.2.4, OR 505.2.5. IF A MATERIAL COMPLIES WITH MORE THAN

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1 ONE SECTION, THE MATERIAL VALUE IS TO BE MULTIPLIED BY THE NUMBER OF SECTIONS THAT
2 IT COMPLIES WITH. THE VALUE OF TOTAL BUILDING MATERIAL MASS, VOLUME, OR COST MUST
3 REMAIN CONSTANT, REGARDLESS OF WHETHER MATERIALS ARE TABULATED IN MORE THAN
4 ONE SECTION.

5 **505.2.1 TO 505.2.5** *{AS IN IGCC}*

6 **SECTION 506 LAMPS** *{AS IN IGCC}*

7 **SECTION 507 BUILDING ENVELOPE MOISTURE CONTROL** *{NOT ADOPTED}*

8 **CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY, AND CO₂E EMISSION REDUCTION**

9
10 **SECTIONS 601 TO 603** *{AS IN IGCC}*

11 **SECTION 604 AUTOMATED DEMAND-RESPONSE INFRASTRUCTURE** *{NOT ADOPTED}*

12 **{NOTE: FOR A “PROJECT ELECTIVE” PATTERNED AFTER THIS SECTION, SEE APPENDIX A,**
13 **§ A106.7.}**

14 **SECTIONS 605 TO 607** *{AS IN IGCC}*

15 **SECTION 608 BUILDING ELECTRICAL POWER AND LIGHTING SYSTEMS**

16 **608.1 GENERAL.** *{AS IN IGCC}*

17 **608.2 SLEEPING UNIT CONTROLS.** *{AS IN IGCC}*

18 **608.3 TO 608.4** *{NOT ADOPTED}*

19 **608.5 AUTOMATIC DAYLIGHT CONTROLS** *{AS IN IGCC}*

20 **608.6 PLUG LOAD CONTROLS.** *{AS IN IGCC}*

21 **608.6.1 DISTRIBUTION AND MARKING.** *{AS IN IGCC}*

22 **608.6.2 FURNITURE SYSTEMS.** *{AS IN IGCC}*

23 **608.6.3 TO 608.6.6** *{NOT ADOPTED}*

24 **SECTION 609 SPECIFIC APPLIANCES AND EQUIPMENT**

25 **609.1 GENERAL.** *{AS IN IGCC}*

26 **609.2 PERMANENT APPLIANCE AND EQUIPMENT.** *{AS IN IGCC}*

27 **609.2.1 TO 609.2.2** *{NOT ADOPTED}*

28 **609.2.3 TO 609.2.4** *{AS IN IGCC}*

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1 **SECTION 610 BUILDING RENEWABLE ENERGY SYSTEMS *{AS IN IGCC}***

2 **SECTION 611 ENERGY SYSTEMS COMMISSIONING AND COMPLETION *{AS IN IGCC}***

3 **CHAPTER 7. WATER RESOURCE CONSERVATION, QUALITY, AND EFFICIENCY**

4 **SECTION 701 GENERAL *{AS IN IGCC}***

5 **SECTION 702 FIXTURES, FITTINGS, EQUIPMENT, AND APPLIANCES**

6 **702.1 TO 702.6 *{AS IN IGCC}***

7 **702.7 MUNICIPAL RECLAIMED WATER. *{NOT ADOPTED}***

8 **702.8 EFFICIENT HOT AND TEMPERED WATER DISTRIBUTION. *{AS IN IGCC}***

9 **702.9 TO 702.20 *{NOT ADOPTED}***

10 **SECTIONS 703 TO 710 *{NOT ADOPTED}***

11 **CHAPTER 8. INDOOR ENVIRONMENTAL QUALITY AND COMFORT**

12 **SECTION 801 GENERAL *{AS IN IGCC}***

13 **SECTION 802 BUILDING AND CONSTRUCTION FEATURES, OPERATIONS, AND MAINTENANCE**
14 **FACILITATION *{AS IN IGCC}***

15 **SECTION 803 HVAC SYSTEMS**

16 **803.1 GENERAL. *{AS IN IGCC}***

17 **803.2 TO 803.5 *{NOT ADOPTED}***

18 **SECTIONS 804 TO 808 *{NOT ADOPTED}***

19 **CHAPTER 9. COMMISSIONING**

20 **SECTION 901 GENERAL**

21 **901.1 SCOPE.** THIS CHAPTER IS INTENDED TO FACILITATE THE COMMISSIONING OF BUILDINGS
22 CONSTRUCTED IN ACCORDANCE WITH THIS CODE. ITS REQUIREMENTS APPLY ONLY TO
23 EQUIPMENT AND SYSTEMS THAT ARE COVERED BY THIS CODE AND ARE NEW OR BEING
24 WHOLLY REPLACED.
25

26 **SECTION 902 APPROVED AGENCY**

27 **902.1 GENERAL.** THE CODE OFFICIAL MUST DETERMINE THE REQUIRED QUALIFICATIONS OF
28 AN APPROVED AGENCY FOR PURPOSES OF THIS CHAPTER

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1 **902.1.1 OWNER’S DUTIES.** FOR COMMISSIONING REQUIRED BY THIS CODE, THE OWNER
2 MUST IDENTIFY THE INDIVIDUAL OR FIRM WHO WILL BE PERFORMING THE COMMISSIONING
3 AND PROVIDING THE REQUISITE CERTIFICATIONS AND VERIFICATIONS.

4 **902.1.2 APPROVED AGENCY’S DUTIES.** THE APPROVED AGENCY MUST COMPLY WITH THE
5 COMMISSIONING REQUIREMENTS SET FORTH IN THIS CODE.

6 **SECTION 903 COMMISSIONING**

7 **903.1 GENERAL.** WHERE APPLICATION IS MADE FOR CONSTRUCTION AS DESCRIBED IN THIS
8 SECTION, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OR THE APPROVED
9 AGENCY MUST PERFORM COMMISSIONING DURING CONSTRUCTION AS REQUIRED BY TABLE
10 903.1. THE APPROVED AGENCY MUST BE QUALIFIED AND MUST DEMONSTRATE COMPETENCE,
11 TO THE SATISFACTION OF THE CODE OFFICIAL, FOR THE COMMISSIONING OF THE PARTICULAR
12 TYPE OF CONSTRUCTION OR OPERATION. THE REGISTERED DESIGN PROFESSIONAL IN
13 RESPONSIBLE CHARGE AND THE ENGINEER OF RECORD INVOLVED IN THE DESIGN OF THE
14 PROJECT MAY ACT AS THE APPROVED AGENCY IF THOSE PERSONS MEET THE REQUIRED
15 QUALIFICATIONS TO THE SATISFACTION OF THE CODE OFFICIAL.

16 **903.2 RECORDS AND COMMISSIONING REPORTS.** THE APPROVED AGENCY MUST:

- 17 1. KEEP RECORDS OF THE COMMISSIONING REQUIRED BY TABLE 903.1, AND
18 2. FURNISH COMMISSIONING REPORTS TO:
19 I. THE OWNER,
20 II. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, AND
21 III. ON REQUEST, THE CODE OFFICIAL.

22 **903.2.1 SCOPE OF REPORTS.** THESE REPORTS MUST INDICATE WHETHER WORK WAS OR
23 WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
24

25 **903.2.2 DISCREPANCIES.** DISCREPANCIES MUST BE BROUGHT TO THE IMMEDIATE
26 ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT
27 CORRECTED, THEY MUST BE BROUGHT TO THE ATTENTION OF THE OWNER, THE CODE
28 OFFICIAL, AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE BEFORE
29 COMPLETION OF THAT PHASE OF THE WORK.

30 **903.3 PRELIMINARY COMMISSIONING REPORT.** BEFORE THE FINAL INSPECTION, A
31 PRELIMINARY COMMISSIONING REPORT MUST BE PROVIDED TO THE OWNER AND, ON
32 REQUEST, TO THE CODE OFFICIAL.

33 **903.4 FINAL COMMISSIONING REPORT.** WITHIN 180 DAYS AFTER ISSUANCE OF AN
34 OCCUPANCY PERMIT, A FINAL COMMISSIONING REPORT MUST BE PROVIDED TO THE OWNER
35 AND, ON REQUEST, TO THE CODE OFFICIAL.

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TABLE 903.1. COMMISSIONING PLAN

CONSTRUCTION OR SYSTEM REQUIRING VERIFICATION	PRE-OCCUPANCY	METHOD	OCCURRENCE Preoccupancy	SECTION/ STANDARD
CHAPTER 4: SITE DEVELOPMENT AND LAND USE				
LANDSCAPE IRRIGATION SYSTEMS	X	FIELD INSPECTION	INSTALLATION	404.1
SITE LIGHTING	X	TESTING & REPORT	INSTALLATION	409
CHAPTER 6: ENERGY				
ENERGY CONSUMPTION, MONITORING, TARGETING, AND REPORTING:				
A. MONITORING	X	INSPECTION AND VERIFICATION	DURING CONSTRUCTION & BEFORE OCCUPANCY	603
B. CALIBRATION	X	TESTING & REVIEW & EVALUATION OF TEST REPORTS	DURING COMMISSIONING	603
MECHANICAL SYSTEMS COMPLETION:				
A. AIR SYSTEM BALANCING – PROVIDE MEANS FOR SYSTEM BALANCING	X	INSPECTION AND VERIFICATION	DURING CONSTRUCTION & BEFORE OCCUPANCY	611.1.2.1 AND, BY REFERENCE, <i>IECC</i>
B. HYDRONIC SYSTEM BALANCING – PROVIDE MEANS FOR SYSTEM BALANCING	X	INSPECTION AND VERIFICATION	DURING CONSTRUCTION & BEFORE OCCUPANCY	611.1.2.2 AND, BY REFERENCE, <i>IECC</i>
C. MECHANICAL SYSTEM MANUALS – CONSTRUCTION DOCUMENTS TO REQUIRE O&M MANUAL	X	VERIFICATION OF CONSTRUCTION DOCUMENTS	PLAN REVIEW	611.1.5.2
MECHANICAL SYSTEMS:				
A. COMMISSIONING REQUIRED AND NOTED IN PLANS AND SPECIFICATIONS	X	VERIFICATION OF CONSTRUCTION DOCUMENTS	PLAN REVIEW	611.1
B. DOCUMENTATION OF REQUIRED COMMISSIONING OUTCOMES	X	VERIFICATION WITH BUILDING OWNER	AFTER COMPLETING ALL COMMISSIONING ACTIVITIES	611.1
C. PREPARATION & AVAILABILITY OF A COMMISSIONING PLAN	X	VERIFICATION WITH RDP OR COMMISSIONING AGENT	BETWEEN PLAN REVIEW & COMMISSIONING INITIATION	611.1.1

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1	D. BALANCE HVAC SYSTEMS (BOTH AIR AND HYDRONIC)	X	SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING AGENT	AFTER INSTALLATION OF SYSTEMS AND BEFORE OCCUPANCY	611.1.2
2					
3	E. FUNCTIONAL PERFORMANCE TESTING OF HVAC EQUIPMENT	X	SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING AGENT	AFTER INSTALLATION OF SYSTEMS AND BEFORE OCCUPANCY	611.1.3
4					
5	F. FUNCTIONAL PERFORMANCE TESTING OF HVAC CONTROLS AND CONTROL SYSTEMS	X	SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING AGENT	AFTER INSTALLATION OF SYSTEMS AND BEFORE OCCUPANCY	611.1.3.2
6					
7					
8	G. PREPARATION OF PRELIMINARY COMMISSIONING REPORT	NONE	SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING AGENT	NONE	611.1.4
9					
10	H. PREPARATION & DISTRIBUTION OF FINAL HVAC SYSTEM COMPLETION – DOCUMENTATION (I) THAT CONSTRUCTION DOCUMENTS REQUIRE DRAWINGS, MANUALS, BALANCING REPORTS, AND COMMISSIONING REPORT TO BE PROVIDED TO OWNER AND (II) THAT THEY HAVE BEEN SO PROVIDED	NONE	RDP, CONTRACTOR, OR COMMISSIONING AUTHORITY	NONE	611.1.5
11					
12					
13					
14					
15					
16					
17					
18					
19					
20	CHAPTER 6: LIGHTING				
21	VERIFICATION OF LAMP	X	FIELD INSPECTION	FINAL INSPECTION	608.10
22	LIGHTING CONTROLS:				
23	A. INSTALLATION	X	FIELD INSPECTION	POST-INSTALLATION	608.11
24	B. CALIBRATION	X	SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING AGENT	POST-INSTALLATION	611.3.3
25	CHAPTER 7: WATER RESOURCE				
26	CONSERVATION, QUALITY,				
27	EFFICIENCY				
28	COOLING TOWER PERFORMANCE	---	---	---	703.7.7
29	METERING	X	---	---	705.1.1

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CHAPTER 8: INDOOR ENVIRONMENTAL QUALITY AND COMFORT

AIR-HANDLING SYSTEM ACCESS	X	FIELD INSPECTION AND VERIFICATION	DURING CONSTRUCTION & BEFORE OCCUPANCY	802.2
AIR-HANDLING SYSTEM FILTERS	X	FIELD INSPECTION AND VERIFICATION	DURING CONSTRUCTION & BEFORE OCCUPANCY	802.3

SECTION 904 BUILDING OPERATIONS AND MAINTENANCE {NOT ADOPTED}

**CHAPTER 10. EXISTING BUILDINGS
{NOT ADOPTED}**

**CHAPTER 11. EXISTING BUILDING SITE DEVELOPMENT
{NOT ADOPTED}**

**CHAPTER 12. REFERENCED STANDARDS
{AS IN IGCC}**

**APPENDIX A
PROJECT ELECTIVES**

SECTION A 101 GENERAL {AS IN IGCC}

SECTION A102 APPLICABILITY AND CONFORMANCE

A102.1 GENERAL {AS IN IGCC}

A 102.2 REQUIRED NUMBER OF PROJECT ELECTIVES. EACH OF TABLES A104 THROUGH A108 INDICATE, IN THE LINE THAT REFERENCES § A102.2, THE MINIMUM NUMBER OF PROJECT ELECTIVES REQUIRED TO BE SELECTED BY THE OWNER FROM THAT TABLE. EVERY PROJECT CONSTRUCTED IN THE CITY IS REQUIRED TO COMPLY WITH THE MINIMUM NUMBER APPLICABLE TO EACH TABLE. SELECTED PROJECT ELECTIVES SHALL BE APPLIED AS MANDATORY REQUIREMENTS FOR THE PROJECT.

A 102.2.1 SELECTION OF PROJECT ELECTIVES. SELECTED PROJECT ELECTIVES SHALL BE SUBMITTED TO THE CODE OFFICIAL, WITH THE CONSTRUCTION DOCUMENTS, BY:

1. COPYING EACH TABLE AND CHECKING THE APPROPRIATE LINES, OR
2. SUBMITTING A LIST OF SELECTED PROJECT ELECTIVES.

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1 **SECTION A103 DEFINITIONS *{AS IN IGCC}***

2 **SECTION A104 SITE PROJECT ELECTIVES**

3 **A104.1 FLOOD HAZARD AREA PROJECT ELECTIVE. *{NOT ADOPTED}***

4 **A104.2 TO A104.6 *{AS IN IGCC}***

5 **A104.7 CHANGING AND SHOWER FACILITIES PROJECT ELECTIVE.** WHERE A NEW BUILDING
6 IS LESS THAN 10,000 SQUARE FEET (929 M²) IN TOTAL BUILDING FLOOR AREA AND IS REQUIRED
7 TO BE PROVIDED WITH LONG-TERM BICYCLE PARKING AND STORAGE, THE PROVISION OF
8 CHANGING AND SHOWER FACILITIES IN ACCORDANCE WITH § 407.2 IS RECOGNIZED AS A
9 PROJECT ELECTIVE.

10 **A104.8 LONG-TERM BICYCLE PARKING AND STORAGE PROJECT ELECTIVE. *{AS IN IGCC}***

11 **A104.9 HEAT ISLAND. *{AS IN IGCC}***

12 **A104.9.1 SITE HARDSCAPE PROJECT ELECTIVE 1.** THE DEVELOPMENT OF A NEW
13 BUILDING AND ASSOCIATED SITE IMPROVEMENTS FOR WHICH A MINIMUM OF 50% OF THE
14 SITE HARDSCAPE IS IN ACCORDANCE WITH 1 OR ANY COMBINATION OF OPTIONS IN
15 §§ 408.2.1 THROUGH 408.2.5, IS RECOGNIZED AS A PROJECT ELECTIVE.

16 **A104.9.2 SITE HARDSCAPE PROJECT ELECTIVE 2.** THE DEVELOPMENT OF A NEW
17 BUILDING AND ASSOCIATED SITE IMPROVEMENTS FOR WHICH A MINIMUM OF 75% OF THE
18 SITE HARDSCAPE IS IN ACCORDANCE WITH 1 OR ANY COMBINATION OF OPTIONS IN
19 §§ 408.2.1 THROUGH 408.2.5, IS RECOGNIZED AS A PROJECT ELECTIVE.

20 **A104.9.3 SITE HARDSCAPE PROJECT ELECTIVE 3. *{NOT ADOPTED}***

21 **A104.9.4 ROOF COVERING PROJECT ELECTIVE. *{AS IN IGCC}***

22 **TABLE A104**
23 **SITE PROJECT ELECTIVES**

SECTION	DESCRIPTION
A102.2	MINIMUM NUMBER OF ELECTIVES REQUIRED TO BE FROM THIS TABLE: 2
A104.2	WILDLIFE CORRIDOR
A104.3	UNFILE SITE
A104.4	BROWNFIELD SITE
A104.5	SITE RESTORATION
A104.6	MIXED USE DEVELOPMENT
A104.7	CHANGING AND SHOWER FACILITIES
A104.8	LONG-TERM BICYCLE PARKING AND STORAGE

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A104.9:	HEAT ISLAND:
A104.9.1	SITE HARDSCAPE PROJECT ELECTIVE 1 - 1 ELECTIVE
A104.9.2	SITE HARDSCAPE PROJECT ELECTIVE 2 - 2 ELECTIVES
A104.9.4	ROOF COVERING PROJECT ELECTIVE

SECTION A105 MATERIAL RESOURCE CONSERVATION AND EFFICIENCY

A105.1 WASTE MANAGEMENT PROJECT ELECTIVE. PROJECTS SEEKING A WASTE MANAGEMENT PROJECT ELECTIVE MUST COMPLY WITH § 503.1, EXCEPT THAT THE NONHAZARDOUS CONSTRUCTION WASTE MATERIALS REQUIRED TO BE DIVERTED FROM LANDFILLS MUST BE INCREASED BY 20%.

A105.2 TO 105.4 {AS IN IGCC}

A105.5 DESIGN FOR DECONSTRUCTION PROJECT ELECTIVE. PROJECTS SEEKING A DESIGN FOR DECONSTRUCTION PROJECT ELECTIVE MUST BE DESIGNED FOR DECONSTRUCTION OF NOT LESS THAN 90% OF THE TOTAL COMPONENTS, ASSEMBLIES, OR MODULES TO ALLOW ESSENTIALLY THE ENTIRE BUILDING TO BE REUSED. DESIGN FOR DECONSTRUCTION SHALL BE DOCUMENTED ON THE BUILDING’S PLANS AND CONSTRUCTION DOCUMENTS.

A105.6 EXISTING BUILDING REUSE PROJECT ELECTIVE. {AS IN IGCC}

A105.7 HISTORIC BUILDING REUSE PROJECT ELECTIVE. {AS IN IGCC}

<p>TABLE A105 MATERIAL RESOURCE CONSERVATION AND EFFICIENCY</p>

SECTION	DESCRIPTION
A102.2	MINIMUM NUMBER OF ELECTIVES REQUIRED TO BE FROM THIS TABLE: 2
A105.1	WASTE MANAGEMENT
A105.2	CONSTRUCTION WASTE LANDFILL MAXIMUM
A105.3(1)	REUSED, RECYCLED CONTENT, RECYCLABLE, ETC., MATERIALS (70%) - 1 ELECTIVE
A105.3(2)	REUSED, RECYCLED CONTENT, RECYCLABLE, ETC., MATERIALS (85%) - 2 ELECTIVES
A105.4	SERVICE LIFE PLAN
A105.5	DESIGN FOR DECONSTRUCTION
A105.6	EXISTING BUILDING REUSE
A105.6	HISTORIC BUILDING REUSE

SECTION A106 ENERGY CONSERVATION, EFFICIENCY, AND EARTH ATMOSPHERIC QUALITY

A106.1 ENERGY REDUCTION PROJECT ELECTIVES. PROJECT ELECTIVES FOR BUILDINGS PURSUING PERFORMANCE-BASED COMPLIANCE MUST BE IN ACCORDANCE WITH THOSE PORTIONS OF TABLE A106 THAT REFERENCE § A106.1.

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1 **A106.2 TO A106.6 {As IN IGCC}**

2 **A106.7 AUTOMATED DEMAND-RESPONSE (AUTO-DR) INFRASTRUCTURE.** BUILDINGS THAT
3 CONTAIN HEATING, VENTILATING, OR AIR-CONDITIONING SYSTEMS (“HVAC SYSTEMS”) OR
4 LIGHTING SYSTEMS AND THAT SEEK AN AUTOMATED DEMAND-RESPONSE (“AUTO-DR”)
5 PROJECT ELECTIVE MUST COMPLY WITH THIS SECTION A106.7. A BUILDING ENERGY
6 MANAGEMENT AND CONTROL SYSTEM (“EMCS”) MUST BE PROVIDED AND INTEGRATED WITH
7 BUILDING HVAC SYSTEMS CONTROLS AND LIGHTING SYSTEMS CONTROLS TO RECEIVE AN OPEN
8 AND INTEROPERABLE AUTO-DR RELAY OR INTERNET SIGNAL. BUILDING HVAC AND
9 LIGHTING SYSTEMS AND SPECIFIC BUILDING ENERGY-USING COMPONENTS MUST INCORPORATE
10 PREPROGRAMMED DEMAND RESPONSE STRATEGIES THAT ARE AUTOMATED WITH A DEMAND
11 RESPONSE AUTOMATION INTERNET SOFTWARE CLIENT.

12 **EXCEPTION:** AUTO-DR INFRASTRUCTURE IS NOT REQUIRED FOR THE FOLLOWING:

- 13 1. BUILDINGS LOCATED WHERE THE ELECTRIC UTILITY OR REGIONAL INDEPENDENT
14 SYSTEM OPERATOR (“RISO”) OR REGIONAL TRANSMISSION OPERATOR (“RTO”)
15 DOES NOT OFFER A DEMAND RESPONSE PROGRAM TO BUILDINGS REGULATED BY
16 THIS CODE.
- 17 2. BUILDINGS WITH PEAK ELECTRIC DEMAND IS NO GREATER THAN 0.75 TIMES THAT
18 OF THE STANDARD REFERENCE DESIGN.
- 19 3. BUILDINGS THAT HAVE INCORPORATED ONSITE RENEWABLE ENERGY GENERATION
20 TO PROVIDE 20% OR MORE OF THE BUILDING’S ENERGY DEMAND.

21 **A106.7.2 SOFTWARE CLIENTS.** DEMAND RESPONSE AUTOMATION SOFTWARE CLIENTS
22 SHALL BE CAPABLE OF COMMUNICATING WITH A DEMAND RESPONSE AUTOMATION SERVER
23 VIA THE INTERNET OR OTHER COMMUNICATION RELAY.

24 **A106.7.3 HEATING, VENTILATING, AND AIR-CONDITIONING SYSTEMS.** THE AUTO-DR
25 STRATEGY FOR HVAC SYSTEMS MUST BE CAPABLE OF REDUCING THE BUILDING’S PEAK
26 COOLING OR HEATING HVAC DEMAND BY NOT LESS THAN 10% WHEN SIGNALLED FROM THE
27 ELECTRIC UTILITY, RISO, OR RTO THROUGH ANY COMBINATION OF THE STRATEGIES AND
28 SYSTEMIC ADJUSTMENTS, INCLUDING THE FOLLOWING:

- 29 1. SPACE TEMPERATURE SETPOINT RESET,
- 30 2. INCREASING CHILLED WATER SUPPLY TEMPERATURES OR DECREASING HOT WATER
31 SUPPLY TEMPERATURES,
- 32 3. INCREASING OR DECREASING SUPPLY AIR TEMPERATURES FOR VARIABLE AIR
33 VOLUME (“VAV”) SYSTEMS,
- 34 4. LIMITING CAPACITY OF HVAC EQUIPMENT THAT HAS VARIABLE OR MULTIPLE-
35 STAGE CAPACITY CONTROL,
- 36 5. CYCLING HVAC EQUIPMENT OR TURNING OFF NONCRITICAL EQUIPMENT,
- 37 6. DISABLING HVAC IN UNOCCUPIED AREAS,

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- 1 7. LIMITING THE CAPACITY OF CHILLED WATER, HOT WATER, AND REFRIGERANT
2 CONTROL VALVES,
- 3 8. LIMITING THE CAPACITY OF SUPPLY AND EXHAUST FANS, WITHOUT REDUCING THE
4 OUTDOOR AIR SUPPLY BELOW THE MINIMUM REQUIRED BY CHAPTER 4 OF THE
5 INTERNATIONAL MECHANICAL CODE, OR THE MINIMUM REQUIRED BY ASHRAE
6 62.1.
- 7 9. LIMITING THE CAPACITY OF CHILLED WATER OR HOT WATER SUPPLY PUMPS, AND
- 8 10. ANTICIPATORY CONTROL STRATEGIES TO PRECOOL OR PREHEAT IN ANTICIPATION OF
9 A PEAK EVENT.

10 **EXCEPTION:** THE AUTO-DR STRATEGY IS NOT REQUIRED FOR THE FOLLOWING
11 BUILDINGS AND SYSTEMS:

- 12 1. HOSPITALS AND CRITICAL EMERGENCY RESPONSE FACILITIES,
- 13 2. LIFE SAFETY VENTILATION FOR HAZARDOUS MATERIALS STORAGE,
- 14 3. BUILDING SMOKE EXHAUST SYSTEMS, AND
- 15 4. MANUFACTURING PROCESS SYSTEMS.

16 **A106.7.4 REBOUND AVOIDANCE.** THE AUTO-DR STRATEGY MUST INCLUDE LOGIC TO
17 PREVENT A REBOUND PEAK. WHEN THE SIGNAL FOR AUTO-DR IS ENDED, A GRADUAL
18 RETURN TO NORMAL HVAC EQUIPMENT OPERATIONS MUST BE PART OF THE AUTO-DR
19 STRATEGY, THROUGH ANY COMBINATION OF STRATEGIES AND SYSTEMIC ADJUSTMENTS,
20 INCLUDING THE FOLLOWING:

- 21 1. WHEN CLOSE TO THE UNOCCUPIED PERIOD, EXTENSION OF THE AUTO-DR PERIOD BY
22 USING A REBOUND AVOIDANCE, EXTENDED AUTO-DR CONTROL STRATEGY, UNTIL
23 INITIATION OF THE UNOCCUPIED PERIOD.
- 24 2. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY
25 INCREASING OR DECREASING SPACE TEMPERATURE SETPOINTS OR A VARIANCE IN
26 THE TIMING BY COOLING OR HEATING ZONE,
- 27 3. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY
28 INCREASING OR DECREASING ZONE SUPPLY AIR TEMPERATURES,
- 29 4. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY
30 INCREASING OR DECREASING CHILLED WATER TEMPERATURES OR DECREASING HOT
31 WATER TEMPERATURES,
- 32 5. REBOUND AVOIDANCE, SEQUENTIAL EQUIPMENT RECOVERY STRATEGIES,
33 GRADUALLY RESTORING DEMAND LIMITED EQUIPMENT CAPACITY,
- 34 6. REBOUND AVOIDANCE, SEQUENTIAL EQUIPMENT RECOVERY STRATEGIES,
35 GRADUALLY RESTORING EQUIPMENT THAT WAS TURNED OFF DURING THE AUTO-
36 DR PERIOD,

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1 7. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY
2 INCREASING CAPACITY FOR AIR MOVING AND PUMPING SYSTEMS, AND

3 8. REBOUND AVOIDANCE, SEQUENTIAL EQUIPMENT RECOVERY OR REBOUND
4 AVOIDANCE, SLOW RECOVERY CONTROL WHERE CHILLED WATER OR HOT WATER
5 AND OTHER CAPACITY CONTROL VALVES ARE SEQUENTIALLY OR GRADUALLY
6 ALLOWED TO RETURN TO NORMAL OPERATION, RESPECTIVELY.

7 **A106.7.5 LIGHTING.** IN GROUP B OFFICE SPACES, THE AUTO-DR SYSTEM MUST BE
8 CAPABLE OF REDUCING TOTAL CONNECTED POWER OF LIGHTING, AS DETERMINED IN
9 ACCORDANCE WITH § C405.5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, BY
10 NOT LESS THAN 15%.

11 **EXCEPTION:** THE FOLLOWING BUILDINGS AND LIGHTING SYSTEMS NEED NOT BE
12 ADDRESSED BY THE AUTO-DR SYSTEM:

- 13 1. BUILDINGS OR PORTIONS OF BUILDINGS ASSOCIATED WITH LIFELINE SERVICES,
- 14 2. LUMINAIRES ON EMERGENCY CIRCUITS,
- 15 3. LUMINAIRES LOCATED IN EMERGENCY AND LIFE SAFETY AREAS OF A BUILDING,
- 16 4. LIGHTING IN BUILDINGS THAT ARE LESS THAN 5,000 SQUARE FEET (465 M²) IN
17 TOTAL BUILDING FLOOR AREA,
- 18 5. LUMINAIRES WITHIN A DAYLIGHT ZONE THAT ARE DIMMABLE AND CONNECTED
19 TO AUTOMATIC DAYLIGHT CONTROLS THAT COMPLY WITH § C405.2.2.3.2 OF
20 THE INTERNATIONAL ENERGY CONSERVATION CODE, AND
- 21 6. SIGNAGE USED FOR EMERGENCY, LIFE SAFETY, OR TRAFFIC CONTROL PURPOSES.

**TABLE A106
ENERGY CONSERVATION, EFFICIENCY, AND EARTH ATMOSPHERIC QUALITY**

SECTION	DESCRIPTION
A102.2	MINIMUM NUMBER OF ELECTIVES REQUIRED FROM THIS TABLE: 2
A106.1	ENERGY REDUCTION BY THE FOLLOWING PERCENTAGES LESS THAN THAT REQUIRED BY IECC: 5% – 1 ELECTIVE 10% – 2 ELECTIVES 15% – 3 ELECTIVES 20% – 4 ELECTIVES 25% – 5 ELECTIVES
A106.2	MECHANICAL SYSTEMS
A106.3	SERVICE WATER HEATING
A106.4	LIGHTING SYSTEMS
A106.5	PASSIVE DESIGN

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A106.6	RENEWABLE ENERGY SYSTEMS: 5% – 1 ELECTIVE 10% – 2 ELECTIVES 20% – 3 ELECTIVES
A106.7	AUTOMATED DEMAND-RESPONSE (AUTO-DR) INFRASTRUCTURE.

SECTION A107 WATER RESOURCE CONSERVATION AND EFFICIENCY {NOT ADOPTED}

SECTION A108 INDOOR ENVIRONMENTAL QUALITY AND COMFORT {AS IN IGCC}

TABLE A108
INDOOR ENVIRONMENTAL QUALITY AND COMFORT

SECTION	DESCRIPTION
A102.2	MINIMUM NUMBER OF ELECTIVES REQUIRED FROM THIS TABLE: 2
A108.2	VOC EMISSIONS – FLOORING
A108.3	VOC EMISSIONS – CEILING SYSTEMS
A108.4	VOC EMISSIONS – WALL SYSTEMS
A108.5	TOTAL VOC LIMIT
A108.6	VIEWS TO BUILDING EXTERIOR

SECTION A109 REFERENCED STANDARDS {AS IN IGCC}

APPENDIX B
RADON MITIGATION
{NOT ADOPTED}

APPENDIX C
OPTIONAL ORDINANCE
{NOT ADOPTED}

APPENDIX D
ENFORCEMENT PROCEDURES
{NOT ADOPTED}

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance and the International Green
2 Construction Code adopted by it apply to all building operations for which a permit application is
3 filed on or after the effective date of this Ordinance.

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That, except as expressly provided to the
5 contrary in this Ordinance, any transaction, case, proceeding, investigation, or other matter
6 validly begun before the effective date of this Ordinance and affected by or flowing from any law
7 amended or repealed by this Ordinance, and any right, duty, or interest flowing from any
8 ordinance amended or repealed by this Ordinance, remains valid after the effective date of this
9 Ordinance and may be terminated, completed, enforced, or prosecuted as required or permitted by
10 the prior law as though the amendment or repeal has not occurred. If any change in nomenclature
11 involves a change in name or designation of any City agency or official, the successor agency or
12 official has all the powers and obligations granted the predecessor agency or official.

13 **SECTION 5. AND BE IT FURTHER ORDAINED,** That notwithstanding any other provision of this
14 Ordinance:

- 15 (a) This section applies only to construction encompassed by building permits applied for
16 before or within 180 days after the effective date of this Code.
- 17 (b) The Code Official may, in unusual circumstances and only on good cause shown, grant an
18 exemption from any requirement of the Green Construction Building Code enacted by this
19 Ordinance based on:
 - 20 (1) substantial evidence of a practical infeasibility or hardship in meeting a required
21 standard;
 - 22 (2) a determination that the public interest would not be served by requiring
23 compliance with the requirements; or
 - 24 (3) other compelling circumstances, as determined by the Code Official.
- 25 (b) The burden is on the applicant to establish the requisite basis for an exemption under this
26 section.
- 27 (c) Before the Building Official grants an exemption under this section, the Code Official
28 must consider whether another standard is practicable and should be required instead of
29 the exempted standard.

30 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
31 after the date it is enacted.