

**CITY OF BALTIMORE
COUNCIL BILL 12-0028
(First Reader)**

Introduced by: Councilmembers Kraft, Henry, Cole, Middleton, Stokes, Holton, Branch, Clarke,
Spector, Welch, President Young, Councilmembers Scott, Curran

Introduced and read first time: January 30, 2012

Assigned to: Judiciary and Legislative Investigations Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of General Services,
Commission on Sustainability, Department of Housing and Community Development, Baltimore
Development Corporation, Baltimore Hotel Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Commercial Energy Efficiency – Lighting Systems**

3 FOR the purpose of modifying the authorized methods for complying with automatic-lighting-
4 shutoff requirements; requiring the use of a room key to activate the lighting in sleeping units
5 of hotels, motels, boarding houses, and similar buildings; correcting, clarifying, and
6 conforming related provisions; and providing for the application of this Ordinance to all new
7 construction or substantial improvements for which a permit application is filed on or after
8 January 1, 2013.

9 BY repealing and reordaining, with amendments

10 Article - Building, Fire, and Related Codes

11 Section(s) 9-102 (IECC § 505.2)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
15 Laws of Baltimore City read as follows:

16 **Baltimore City Revised Code**

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

18 **Part IX. International Energy Conservation Code**

19 **§ 9-102. City modifications.**

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

22 **Chapter 5. Commercial Energy Efficiency**
23 **[*As in IECC*]**

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

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SECTION 505 ELECTRICAL POWER AND LIGHTING SYSTEMS

505.1 General. {AS IN IECC}

505.2 Lighting controls. Lighting systems [shall] MUST be provided with controls as required in Sections 505.2.1, 505.2.2, 505.2.3, and 505.2.4.

505.2.1 Interior lighting controls. {AS IN IECC}

505.2.2 Additional controls. {AS IN IECC}

505.2.2.1 Light reduction controls. {AS IN IECC}

505.2.2.2 Automatic lighting shutoff. Buildings larger than 5,000 square feet (465 sq. m.) [shall] MUST be equipped with an automatic control device to shut off lighting in those areas. This automatic control device [shall] MUST function on either:

- [1. A scheduled basis, using time-of-day, with an independent program schedule that controls the interior lighting in areas that do not exceed 25,000 square feet (2323 sq. m.) and are not more than one floor; or]
1. [2.] An occupant sensor that [shall turn] TURNS lighting off within [30] 15 minutes of an occupant leaving a space; or
2. [3.] A signal from another control or alarm system that indicates the area is unoccupied.

Exception: The following [shall] DO not require an automatic control device:

1. Sleeping [unit] UNITS (see [Section] § 505.2.3).
2. Lighting in spaces where patient care is directly provided.
3. Spaces where an automatic shutoff would endanger occupant safety or security.

[505.2.2.2.1 Occupant override. Where an automatic time switch control device is installed to comply with Section 505.2.2.2, Item 1, it shall incorporate an override switching device that:

1. Is readily accessible.
2. Is located so that a person using the device can see the lights or the area controlled by that switch, or so that the area being lit is annunciated.
3. Is manually operated.
4. Allows the lighting to remain on for no more than 2 hours when an override is initiated.

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1 5. Controls an area not exceeding 5,000 square feet (465 m²).

2 **Exceptions:**

- 3 1. In malls and arcades, auditoriums, single-tenant retail spaces,
4 industrial facilities and arenas, where captive-key override is
5 utilized, override time shall be permitted to exceed 2 hours.
- 6 2. In malls and arcades, auditoriums, single-tenant retail spaces,
7 industrial facilities and arenas, the area controlled shall not exceed
8 20,000 square feet (1860 m²).]

9 **[505.2.2.2.2 Holiday scheduling.** If an automatic time switch control device
10 is installed in accordance with Section 505.2.2.2, Item 1, it shall incorporate
11 an automatic holiday scheduling feature that turns off all loads for at least 24
12 hours, then resumes the normally scheduled operation.

13 **Exception:** Retail stores and associated malls, restaurants, grocery stores,
14 places of religious worship and theaters.]

15 **505.2.2.3 Daylight zone control. {AS IN IECC}**

16 **505.2.3 Sleeping unit controls.** Sleeping units in hotels, motels, boarding houses or
17 similar buildings [shall] MUST have at least one master switch at the main entry door that
18 controls all permanently wired luminaires and switched receptacles, except those in the
19 bathroom(s). Suites [shall] MUST have a control meeting these requirements at the entry
20 to each room or at the primary entry to the suite. THESE CONTROLS MUST BE CONFIGURED
21 SO AS TO REQUIRE THE USE OF THE ROOM KEY TO ACTIVATE THE LIGHTING IN THE UNIT OR
22 SUITE.

23 **505.2.4 Exterior lighting controls. {AS IN IECC}**

24 **505.3 to 505.7 {AS IN IECC}**

25 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance applies to all new
26 construction of a structure or substantial improvements to a structure for which a permit
27 application is filed on or after January 1, 2013. For this purpose:

- 28 (a) (1) “Substantial improvement” means any repair, reconstruction, rehabilitation,
29 addition, or improvement of a structure, the cost of which equals or exceeds 50%
30 of the market value of the structure before the improvement or repair is started.
- 31 (2) If the structure has sustained substantial damage, any repairs are considered a
32 substantial improvement, regardless of the actual repair work performed.
- 33 (b) “Substantial damage” means damage of any origin sustained by a structure whereby
34 the cost of restoring the structure to its before-damaged condition would equal or
35 exceed 50% of the market value of the structure before the damage occurred.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That the catchlines contained in this Ordinance
2 are not law and may not be considered to have been enacted as a part of this or any prior
3 Ordinance.

4 **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
5 after the date it is enacted.