



MEMORANDUM

TO: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, *Executive Secretary*

FROM: Paul T. Graziano, *Commissioner*

DATE: August 14, 2014

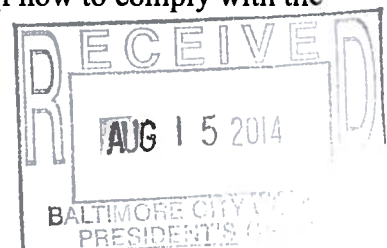
RE: **City Council Bill 14-0413 – International Green Construction Code**

The Department of Housing and Community Development has reviewed City Council Bill 14-0413, for the purpose of adopting 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.

If this bill is enacted, it will replace Chapter 37 of the Baltimore City Building Fire and Related Codes (BCBFRC) with the International Green Construction Code (IgCC). The main purpose of adopting the IgCC is to “further green” the City’s existing green building law and address the pending changes to LEED which will make much of the existing Chapter 37 of the BCBFRC obsolete once LEED version 4 becomes effective on June 1, 2015.

Currently, under Chapter 37, all new construction and major renovation of commercial/mixed use projects over 10,000 square feet are required to build to LEED Silver or a Baltimore City Green Building Standard (“BCGBS”) 2 Green Star Standard. In 2009 the BCGBS was created by an outside contractor and was tied directly to the language in LEED version 3. Version 4 of LEED is significantly different in both credit requirements and format than version 3. Updating the BCGBS to mirror LEED version 4 would be cost prohibitive and implementation would be difficult. The IgCC is part of the ICC code family and is an overlay code to the International Building Code, which serves as the basis for the existing building code. The IgCC is the code industry’s response/alternative to existing 3rd party verified green building standards.

Because what is being adopting is a Code and not a Standard, implementation on the City side should be much easier and applicants will have a better understanding of how to comply with the law/code.



The Department of Housing and Community Development supports the passage of City Council Bill 14-0413.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Mr. Colin Tarbert, *Deputy Mayor*