



Legislation Details (With Text)

File #: 14-0413 **Version:** 0 **Name:** International Green Construction Code
Type: Ordinance **Status:** Enacted
File created: 6/23/2014 **In control:** City Council
On agenda: **Final action:** 11/28/2014
Enactment date: **Enactment #:** 14-311
Title: International Green Construction Code

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.

Sponsors: James B. Kraft, Carl Stokes, Brandon M. Scott, Bill Henry, Sharon Green Middleton, Mary Pat Clarke

Indexes: International Green Construction Code

Code sections:

Attachments: 1. 14-0413~1st Reader.pdf, 2. DPW - 14-0413.pdf, 3. DGS 14-0413.pdf, 4. BMZA 14-0413.pdf, 5. Fire 14-0413.pdf, 6. City Solicitor 14-0413.pdf, 7. DOT 14-0413.pdf, 8. HCD 14-0413.pdf, 9. Planning 14-0413.pdf, 10. 14-0413~3rd Reader.pdf

Date	Ver.	Action By	Action	Result
11/26/2014	0	Mayor	Signed by Mayor	
11/17/2014	0	City Council	Approved and Sent to the Mayor	
11/10/2014	0	Judiciary and Legislative Investigations	Recommended Favorably with Amendment	
11/10/2014	0	City Council	3rd Reader, for final passage	
10/27/2014	0	Judiciary and Legislative Investigations	Scheduled for a Public Hearing	
10/6/2014	0	Judiciary and Legislative Investigations	Scheduled for a Public Hearing	
9/22/2014	0	Judiciary and Legislative Investigations	Scheduled for a Public Hearing	
7/17/2014	0	Judiciary and Legislative Investigations	Scheduled for a Public Hearing	
6/26/2014	0	The City Council	Referred for a Report	
6/26/2014	0	The City Council	Referred for a Report	
6/26/2014	0	The City Council	Referred for a Report	
6/26/2014	0	The City Council	Referred for a Report	
6/26/2014	0	The City Council	Referred for a Report	
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6/26/2014	0	The City Council	Referred for a Report	

6/26/2014	0	The City Council	Referred for a Report
6/23/2014	0	City Council	Assigned
6/23/2014	0	City Council	Introduced

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

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Kraft

A BILL ENTITLED

AN ORDINANCE concerning
International Green Construction Code

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.

BY adding

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

BY repealing and reordaining, with amendments

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

BY repealing

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

BY adding, with modifications

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

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

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

Baltimore City Revised Code

Article - Building, Fire, and Related Codes

Part II. International Building Code

§ 2-103. City modifications.

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

Chapter 1. Scope and Administration

Section 101 General

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

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

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

Chapter 2. Definitions; Rules of Construction

Section 202 Definitions

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

202.2.37 International Codes.

202.2.37.3A GREEN CONSTRUCTION CODE. “GREEN CONSTRUCTION CODE”, “BALTIMORE CITY GREEN CONSTRUCTION CODE”, “INTERNATIONAL GREEN CONSTRUCTION CODE”, OR “IGCC” MEANS THE INTERNATIONAL GREEN CONSTRUCTION CODE (2012 EDITION), AS SUPPLEMENTED, AMENDED, OR OTHERWISE MODIFIED BY BALTIMORE CITY.

Part VII. International Property Maintenance Code

§ 7-102. City modifications.

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

Chapter 1. Scope and Administration

Section 102 Applicability

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

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

PART XI. INTERNATIONAL GREEN CONSTRUCTION CODE

§ 11-101. CITY ADOPTION.

(A) IN GENERAL.

THE INTERNATIONAL GREEN CONSTRUCTION CODE (2012 EDITION) IS ADOPTED AS PART OF THE BUILDING, FIRE, AND RELATED CODES OF BALTIMORE CITY, SUBJECT TO THE ADDITIONS, DELETIONS, AMENDMENTS, AND OTHER MODIFICATIONS CONTAINED IN THIS PART XI.

(B) CODIFICATION.

UNLESS OTHERWISE SPECIFIED, CHAPTER, ARTICLE, AND SECTION NUMBERS IN THIS PART XI REFER TO THE CHAPTER, ARTICLE, AND SECTION NUMBERS OF THE INTERNATIONAL GREEN

CONSTRUCTION CODE.

§ 11-102. CITY MODIFICATIONS.

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

CHAPTER 1. SCOPE AND ADMINISTRATION

SECTION 101 GENERAL

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

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

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

101.3 SCOPE. {AS IN IGCC}

EXCEPTIONS: THIS CODE DOES NOT APPLY TO:

1. A 1- OR 2-FAMILY DWELLING, INCLUDING ACCESSORY STRUCTURES, REGULATED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS (2012 EDITION),
2. A MULTIPLE-FAMILY DWELLING THAT IS NO MORE THAN 3 STORIES ABOVE GRADE PLANE IN HEIGHT AND CONTAINS NO MORE THAN 5 DWELLING UNITS,
3. A STRUCTURE THAT HAS ACHIEVED, AS CERTIFIED BY THE GREEN BUILDING CERTIFICATION INSTITUTE, A SILVER-LEVEL OR HIGHER RATING IN THE U.S. GREEN BUILDING COUNCIL’S LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN) RATING SYSTEM,
4. A STRUCTURE THAT HAS BEEN DESIGNED AND, AS VERIFIED BY THE CODE OFFICIAL OR AN ENTITY APPROVED BY THE CODE OFFICIAL, CONSTRUCTED IN COMPLIANCE WITH THE STANDARD FOR THE DESIGN OF HIGH-PERFORMANCE GREEN BUILDINGS, EXCEPT LOW-RISE RESIDENTIAL BUILDINGS”, ADOPTED BY AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS, INC. (ASHRAE 189.1),
5. A TEMPORARY STRUCTURE APPROVED UNDER BUILDING CODE SECTION 3103 {“TEMPORARY STRUCTURES”}, OR
6. EQUIPMENT OR SYSTEMS THAT ARE USED PRIMARILY FOR INDUSTRIAL OR MANUFACTURING PURPOSES.

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

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

1. APPENDIX A: "PROJECT ELECTIVES".

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

1. APPENDIX B: "RADON MITIGATION".
2. APPENDIX C: "OPTIONAL ORDINANCE".
3. APPENDIX D: "ENFORCEMENT PROCEDURES".

101.5 INTENT. {AS IN IGCC}

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

1. "DEPARTMENT" MEANS THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND
2. "CODE OFFICIAL" MEANS THE BUILDING OFFICIAL, AS DEFINED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

SECTION 102 APPLICABILITY

102.1 TO 102.3 {AS IN IGCC}

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

1. THE INTERNATIONAL BUILDING CODE (2012 EDITION),
2. THE NATIONAL ELECTRICAL CODE (2011 EDITION),
3. THE INTERNATIONAL FUEL GAS CODE (2012 EDITION),
4. THE INTERNATIONAL MECHANICAL CODE (2012 EDITION),
5. THE INTERNATIONAL PLUMBING CODE (2012 EDITION),
6. THE INTERNATIONAL PROPERTY MAINTENANCE CODE (2102 EDITION)
7. THE INTERNATIONAL FIRE CODE (2012 EDITION),

8. THE INTERNATIONAL ENERGY CONSERVATION CODE (2012 EDITION),
9. THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION), AND
10. THE ZONING CODE OF BALTIMORE CITY.

102.4.1 CONFLICTING PROVISIONS. {AS IN IGCC}

102.5 PARTIAL INVALIDITY. {AS IN IGCC}

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

1. AS SPECIFICALLY COVERED IN THIS CODE, THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, OR THE INTERNATIONAL FIRE CODE, OR
2. AS DEEMED NECESSARY BY THE CODE OFFICIAL FOR THE GENERAL SAFETY AND WELFARE OF THE STRUCTURE'S OCCUPANTS AND THE PUBLIC.

102.7 MIXED OCCUPANCY BUILDINGS. {AS IN IGCC}

SECTION 103 DUTIES AND POWERS OF THE CODE OFFICIAL

103. 1 TO 103.4 {AS IN IGCC}

103.5 INSPECTIONS. {AS IN IGCC}

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

SECTION 104 CONSTRUCTION DOCUMENTS {AS IN IGCC}

SECTION 105 APPROVALS {AS IN IGCC}

SECTION 106 PERMITS

106.1 REQUIRED. {AS IN IGCC}

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

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

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

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

SECTION 107 FEES

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

SECTION 108 VIOLATIONS

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

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

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

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

SECTION 109 ADMINISTRATIVE AND JUDICIAL REVIEW

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

CHAPTER 2. DEFINITIONS

SECTION 201 GENERAL

201.1 SCOPE. {AS IN IGCC}

201.2 INTERCHANGEABILITY. {AS IN IGCC}

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

201.4 TERMS NOT DEFINED. {AS IN IGCC}

SECTION 202 GENERAL DEFINITIONS

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

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

202.2.1 CODE OFFICIAL. “CODE OFFICIAL” HAS THE MEANING STATED IN § 101.6 OF THIS CODE.

202.2.2 DWELLING UNIT. “DWELLING UNIT” HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

202.2.3 FLOOD HAZARD AREA. “FLOOD HAZARD AREA” MEANS A REGULATED FLOOD HAZARD AREA ESTABLISHED UNDER AND REGULATED BY THE FLOODPLAIN MANAGEMENT CODE.

202.2.4 FLOODPLAIN. “FLOODPLAIN” HAS THE MEANING STATED IN CITY CODE ARTICLE 7 {“NATURAL RESOURCES”}, § 1-2 {“DEFINITIONS - “ACCESSORY STRUCTURE” TO “FLOODPLAIN DISTRICT”}

202.2.5 FLOODPLAIN MANAGEMENT CODE. “FLOODPLAIN MANAGEMENT CODE” MEANS THE BALTIMORE CITY FLOODPLAIN MANAGEMENT CODE, CITY CODE ARTICLE 7 {“NATURAL RESOURCES”}, DIVISION I {“FLOODPLAIN MANAGEMENT”}.

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

202.2.7 HISTORIC BUILDING. “HISTORIC BUILDING” MEANS A BUILDING OR OTHER STRUCTURE THAT IS:

- (I) INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES;
- (II) INDIVIDUALLY LISTED ON THE CITY LANDMARK LIST;
- (III) LOCATED WITHIN A NATIONAL REGISTER HISTORIC OR LANDMARK DISTRICT AND CERTIFIED BY THE SECRETARY OF THE INTERIOR AS CONTRIBUTING TO THE HISTORIC SIGNIFICANCE OF THAT DISTRICT; OR
- (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.

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,

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

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

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

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

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

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

404.2 OUTDOOR ORNAMENTAL FOUNTAINS AND WATER FEATURES {AS IN IGCC}

SECTION 405 MANAGEMENT OF VEGETATION, SOILS, AND EROSION CONTROL {AS IN IGCC}

405.1 SOIL AND WATER QUALITY PROTECTION. {NOT ADOPTED}

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

405.2 VEGETATION AND SOIL PROTECTION. {AS IN IGCC}

405.3 NATIVE PLANT LANDSCAPING. {AS IN IGCC}

SECTION 406 BUILDING SITE WASTE MANAGEMENT {AS IN IGCC}

SECTION 407 TRANSPORTATION IMPACT

407.1 WALKWAYS AND BICYCLE PATHS. {AS IN IGCC}

407.2 CHANGING AND SHOWER FACILITIES.

407.2 CHANGING AND SHOWER FACILITIES. BUILDINGS WITH A TOTAL BUILDING FLOOR AREA GREATER THAN 10,000 SQUARE FEET (929 M2) AND THAT ARE REQUIRED TO BE PROVIDED WITH LONG-TERM BICYCLE PARKING AND STORAGE IN ACCORDANCE WITH § 407.3 MUST BE PROVIDED WITH ONSITE CHANGING ROOM AND SHOWER FACILITIES.

407.3 BICYCLE PARKING AND STORAGE. {AS IN IGCC}

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

1. TO 2. {AS IN IGCC}

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

4. TO 5. {AS IN IGCC}

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

1. TO 2. {AS IN IGCC}

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

4. {AS IN IGCC}

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

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

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

SECTION 408 HEAT ISLAND MITIGATION

408.1 GENERAL. {AS IN IGCC}

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

408.2.1 TO 408.2.4 {AS IN IGCC}

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

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

408.3 ROOF SURFACES. {AS IN IGCC}

SECTION 409 SITE LIGHTING

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

EXCEPTION: {AS IN IGCC}

409.1.1 EXTERIOR LIGHTING ZONES. {AS IN IGCC}

409.2 UPLIGHT. {AS IN IGCC}

409.3 LIGHT TRESPASS AND GLARE. {AS IN IGCC}

SECTION 410 DRINKING FOUNTAINS

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

CHAPTER 5. MATERIAL RESOURCE CONSERVATION AND EFFICIENCY

SECTION 501 GENERAL {AS IN IGCC}

SECTION 502 CONSTRUCTION MATERIAL MANAGEMENT {AS IN IGCC}

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

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

SECTION 505 MATERIAL SELECTION

505.1 MATERIAL SELECTION AND PROPERTIES. {AS IN IGCC}

505.2 MATERIAL SELECTION. FOR ANY STRUCTURE WITH A TOTAL BUILDING FLOOR AREA GREATER THAN 25,000 SQ. FT. (2323 m²), NO LESS THAN 40% OF THE TOTAL BUILDING MATERIALS USED IN THE PROJECT, BASED ON MASS, VOLUME, OR COST, MUST COMPLY WITH § 505.2.1, 505.2.2, 505.2.3, 505.2.4, OR 505.2.5. IF A MATERIAL COMPLIES WITH MORE THAN ONE SECTION, THE MATERIAL VALUE IS TO BE MULTIPLIED BY THE NUMBER OF SECTIONS THAT IT COMPLIES WITH. THE VALUE OF TOTAL BUILDING MATERIAL MASS, VOLUME, OR COST MUST REMAIN CONSTANT, REGARDLESS OF WHETHER MATERIALS ARE TABULATED IN MORE THAN ONE SECTION.

505.2.1 TO 505.2.5 {AS IN IGCC}

SECTION 506 LAMPS {AS IN IGCC}

SECTION 507 BUILDING ENVELOPE MOISTURE CONTROL {NOT ADOPTED}

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

SECTIONS 601 TO 603 {AS IN IGCC}

SECTION 604 AUTOMATED DEMAND-RESPONSE INFRASTRUCTURE {NOT ADOPTED}

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

SECTIONS 605 TO 607 {AS IN IGCC}

SECTION 608 BUILDING ELECTRICAL POWER AND LIGHTING SYSTEMS

608.1 GENERAL. {AS IN IGCC}

608.2 SLEEPING UNIT CONTROLS. {AS IN IGCC}

608.3 TO 608.4 {NOT ADOPTED}

608.5 AUTOMATIC DAYLIGHT CONTROLS {AS IN IGCC}

608.6 PLUG LOAD CONTROLS. {AS IN IGCC}

608.6.1 DISTRIBUTION AND MARKING. {AS IN IGCC}

608.6.2 FURNITURE SYSTEMS. {AS IN IGCC}

608.6.3 TO 608.6.6 {NOT ADOPTED}

SECTION 609 SPECIFIC APPLIANCES AND EQUIPMENT

609.1 GENERAL. {AS IN IGCC}

609.2 PERMANENT APPLIANCE AND EQUIPMENT. {AS IN IGCC}

609.2.1 TO 609.2.2 {NOT ADOPTED}

609.2.3 TO 609.2.4 {AS IN IGCC}

SECTION 610 BUILDING RENEWABLE ENERGY SYSTEMS {AS IN IGCC}

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

CHAPTER 7. WATER RESOURCE CONSERVATION, QUALITY, AND EFFICIENCY

SECTION 701 GENERAL {AS IN IGCC}

SECTION 702 FIXTURES, FITTINGS, EQUIPMENT, AND APPLIANCES

702.1 TO 702.6 {AS IN IGCC}

702.7 MUNICIPAL RECLAIMED WATER. {NOT ADOPTED}

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

702.9 TO 702.20 {NOT ADOPTED}

SECTIONS 703 TO 710 {NOT ADOPTED}

CHAPTER 8. INDOOR ENVIRONMENTAL QUALITY AND COMFORT

SECTION 801 GENERAL {AS IN IGCC}

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

SECTION 803 HVAC SYSTEMS

803.1 GENERAL. {AS IN IGCC}

803.2 TO 803.5 {NOT ADOPTED}

SECTIONS 804 TO 808 {NOT ADOPTED}

CHAPTER 9. COMMISSIONING

SECTION 901 GENERAL

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

SECTION 902 APPROVED AGENCY

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

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

902.1.2 APPROVED AGENCY'S DUTIES. THE APPROVED AGENCY MUST COMPLY WITH THE COMMISSIONING REQUIREMENTS SET FORTH IN THIS CODE.

SECTION 903 COMMISSIONING

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

903.2 RECORDS AND COMMISSIONING REPORTS. THE APPROVED AGENCY MUST:
1. KEEP RECORDS OF THE COMMISSIONING REQUIRED BY TABLE 903.1, AND

- 2. FURNISH COMMISSIONING REPORTS TO:
 - I. THE OWNER,
 - II. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, AND
 - III. ON REQUEST, THE CODE OFFICIAL.

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

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

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

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

TABLE 903.1. COMMISSIONING PLAN

CONSTRUCTION OR SYSTEM REQUIRING VERIFICATION METHOD	OCCURRENCE	PRE-OCCUPANCY
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
TESTING & REVIEW & EVALUATION OF TEST REPORTS DURING COMMISSIONING MECHANICAL SYSTEMS COMPLETION:		603 B. CALIBRATION X A. AIR SYSTEM BALANCING - PROVIDE MEANS FOR SYSTEM BALANCING X INSPECTION AND VERIFICATION DURING CONSTRUCTION & BEFORE OCCUPANCY 611.1.2.1
AND, BY REFERENCE, IECC		B. HYDRONIC SYSTEM BALANCING - PROVIDE MEANS FOR SYSTEM BALANCING X INSPECTION AND VERIFICATION DURING CONSTRUCTION & BEFORE OCCUPANCY 611.1.2.2
AND, BY REFERENCE, IECC		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 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 E.
FUNCTIONAL PERFORMANCE
TESTING OF HVAC EQUIPMENT X SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING
AGENT AFTER INSTALLATION OF SYSTEMS AND BEFORE OCCUPANCY 611.1.3 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 G.
PREPARATION OF PRELIMINARY
COMMISSIONING REPORT NONE SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING
AGENT NONE 611.1.4 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 CHAPTER 6: LIGHTING VERIFICATION OF LAMP
X FIELD INSPECTION FINAL INSPECTION 608.10 LIGHTING CONTROLS: A.
INSTALLATION X FIELD INSPECTION POST-INSTALLATION 608.11 B. CALIBRATION
X SYSTEM INSTALLER/ CONTRACTOR OR COMMISSIONING AGENT POST-INSTALLATION
611.3.3 CHAPTER 7: WATER RESOURCE CONSERVATION, QUALITY, EFFICIENCY COOLING TOWER
PERFORMANCE ---- ---- ---- 703.7.7 METERING X ---- ---- 705.1.1 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.

SECTION A103 DEFINITIONS {AS IN IGCC}

SECTION A104 SITE PROJECT ELECTIVES

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

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

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

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

A104.9 HEAT ISLAND. {AS IN IGCC}

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

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

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

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

TABLE A104

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		A104.9:

A104.9.1

A104.9.2

A104.9.4 HEAT ISLAND:

SITE HARDSCAPE PROJECT ELECTIVE 1 - 1 ELECTIVE

SITE HARDSCAPE PROJECT ELECTIVE 2 - 2 ELECTIVES

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}

TABLE A105

MATERIAL RESOURCE CONSERVATION AND EFFICIENCY

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.

A106.2 TO A106.6 {AS IN IGCC}

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

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

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

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

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

1. SPACE TEMPERATURE SETPOINT RESET,
2. INCREASING CHILLED WATER SUPPLY TEMPERATURES OR DECREASING HOT WATER SUPPLY TEMPERATURES,
3. INCREASING OR DECREASING SUPPLY AIR TEMPERATURES FOR VARIABLE AIR VOLUME (“VAV”) SYSTEMS,
4. LIMITING CAPACITY OF HVAC EQUIPMENT THAT HAS VARIABLE OR MULTIPLE-STAGE

CAPACITY CONTROL,

5. CYCLING HVAC EQUIPMENT OR TURNING OFF NONCRITICAL EQUIPMENT,
6. DISABLING HVAC IN UNOCCUPIED AREAS,
7. LIMITING THE CAPACITY OF CHILLED WATER, HOT WATER, AND REFRIGERANT CONTROL VALVES,
8. LIMITING THE CAPACITY OF SUPPLY AND EXHAUST FANS, WITHOUT REDUCING THE OUTDOOR AIR SUPPLY BELOW THE MINIMUM REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL MECHANICAL CODE, OR THE MINIMUM REQUIRED BY ASHRAE 62.1.
9. LIMITING THE CAPACITY OF CHILLED WATER OR HOT WATER SUPPLY PUMPS, AND
10. ANTICIPATORY CONTROL STRATEGIES TO PRECOOL OR PREHEAT IN ANTICIPATION OF A PEAK EVENT.

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

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

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

1. WHEN CLOSE TO THE UNOCCUPIED PERIOD, EXTENSION OF THE AUTO-DR PERIOD BY USING A REBOUND AVOIDANCE, EXTENDED AUTO-DR CONTROL STRATEGY, UNTIL INITIATION OF THE UNOCCUPIED PERIOD.
2. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY INCREASING OR DECREASING SPACE TEMPERATURE SETPOINTS OR A VARIANCE IN THE TIMING BY COOLING OR HEATING ZONE,
3. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY INCREASING OR DECREASING ZONE SUPPLY AIR TEMPERATURES,
4. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY INCREASING OR DECREASING CHILLED WATER TEMPERATURES OR DECREASING HOT WATER TEMPERATURES,
5. REBOUND AVOIDANCE, SEQUENTIAL EQUIPMENT RECOVERY STRATEGIES, GRADUALLY RESTORING DEMAND LIMITED EQUIPMENT CAPACITY,

- 6. REBOUND AVOIDANCE, SEQUENTIAL EQUIPMENT RECOVERY STRATEGIES, GRADUALLY RESTORING EQUIPMENT THAT WAS TURNED OFF DURING THE AUTO- DR PERIOD,
- 7. REBOUND AVOIDANCE, SLOW RECOVERY CONTROL STRATEGIES, GRADUALLY INCREASING CAPACITY FOR AIR MOVING AND PUMPING SYSTEMS, AND
- 8. REBOUND AVOIDANCE, SEQUENTIAL EQUIPMENT RECOVERY OR REBOUND AVOIDANCE, SLOW RECOVERY CONTROL WHERE CHILLED WATER OR HOT WATER AND OTHER CAPACITY CONTROL VALVES ARE SEQUENTIALLY OR GRADUALLY ALLOWED TO RETURN TO NORMAL OPERATION, RESPECTIVELY.

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

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

- 1. BUILDINGS OR PORTIONS OF BUILDINGS ASSOCIATED WITH LIFELINE SERVICES,
- 2. LUMINAIRES ON EMERGENCY CIRCUITS,
- 3. LUMINAIRES LOCATED IN EMERGENCY AND LIFE SAFETY AREAS OF A BUILDING,
- 4. LIGHTING IN BUILDINGS THAT ARE LESS THAN 5,000 SQUARE FEET (465 M2) IN TOTAL BUILDING FLOOR AREA,
- 5. LUMINAIRES WITHIN A DAYLIGHT ZONE THAT ARE DIMMABLE AND CONNECTED TO AUTOMATIC DAYLIGHT CONTROLS THAT COMPLY WITH § C405.2.2.3.2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, AND
- 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 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.

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

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

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

- (a) This section applies only to construction encompassed by building permits applied for before or within 180 days after the effective date of this Code.
- (b) The Code Official may, in unusual circumstances and only on good cause shown, grant an exemption from

any requirement of the Green Construction Building Code enacted by this Ordinance based on:

- (1) substantial evidence of a practical infeasibility or hardship in meeting a required standard;
 - (2) a determination that the public interest would not be served by requiring compliance with the requirements;
or
 - (3) other compelling circumstances, as determined by the Code Official.
- (b) The burden is on the applicant to establish the requisite basis for an exemption under this section.
- (c) Before the Building Official grants an exemption under this section, the Code Official must consider whether another standard is practicable and should be required instead of the exempted standard.

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

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