

# Code Green: What Contractors Need to Know to Work on IgCC Projects

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**MARCH 26, 2015**

# Overview



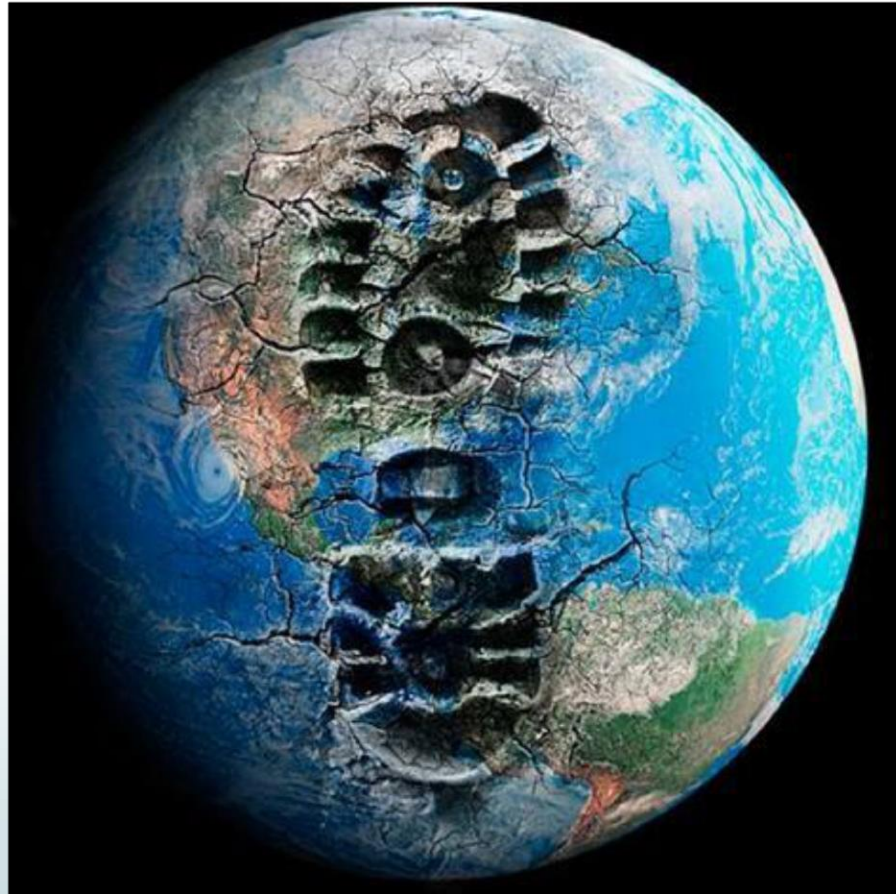
1. Introduction
2. Standards, Rating Systems and Codes
3. What is the IgCC?
4. How Does the IgCC Work?
5. What are the Business Opportunities?



# Business Opportunities



**This has nothing to do with whether or not  
you can calculate your Carbon Footprint**



# 3200%

**In the last 9 years U.S. non residential green building  
went from 1.4% to 47% - a 3200% increase**

**McGraw Hill SmartMarket Report  
February 2014**



# 12.7 Billion

**square feet of nonresidential construction  
are currently participating in LEED**

USGBC  
February 2015



# 25,035

**nonresidential projects  
have been LEED Certified to date**

**USGBC  
January 31, 2015**



# 47%

**of new nonresidential construction in 2014 was green  
and represented 46% of square footage Certified in 2014**

**McGraw-Hill Construction  
February 2015**





# 25,035

**nonresidential projects  
have been LEED Certified to date**

**USGBC  
January 31, 2015**



# 1.7 Million

**square feet certified to LEED per day**

USGBC  
December 2014



# What is “Green” Building?

- “Green Building” is a “holistic approach to design, construction, and demolition that minimizes the building’s impact on the environment, the occupants and the community.”

2010 California Green Building Standards, California Code of Regulations, Title 24, Part 11;  
Section 202, Definitions, [http://www.documents.dgs.ca.gov/bsc/CALGreen/2010\\_CA\\_Green\\_Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf) (last visited May 6, 2013).



# What is “Green” Building?

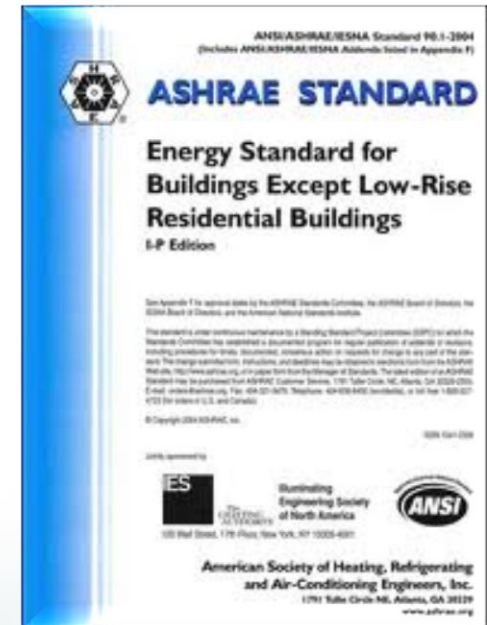
- “Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction...”
- <http://www.epa.gov/greenbuilding/pubs/about.htm> (Last visited 12/11/13)



# Green Standards



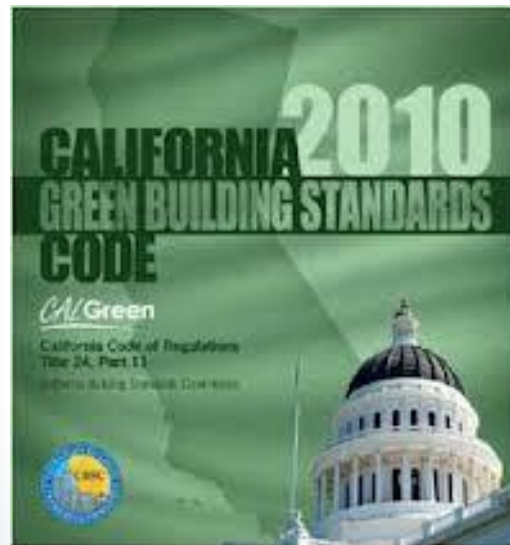
Environmental Product Declarations



# Green Rating Systems

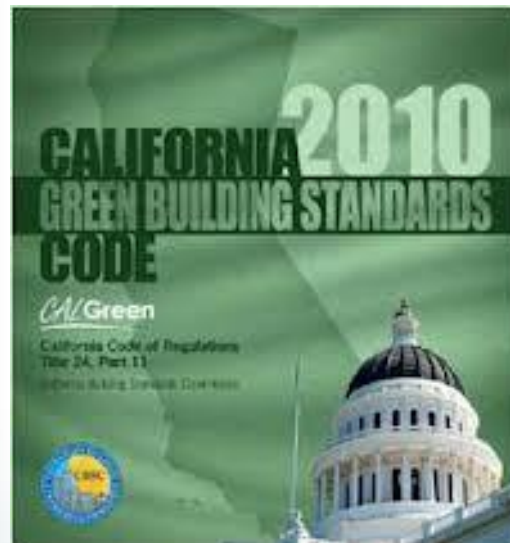


# Green Codes





# Green Codes

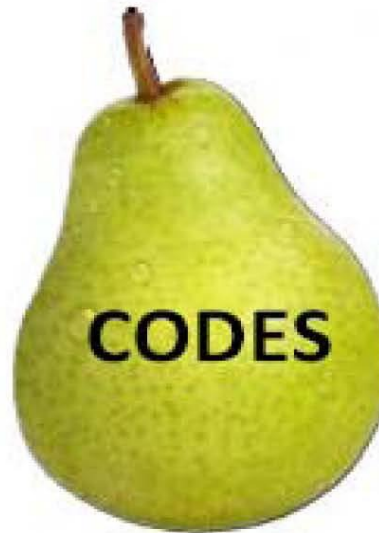




# Comparing Green Building Rating Systems, Building Codes and Building Standards



Aspirational & elective criteria  
Above Code  
Ratings define achievement  
3<sup>rd</sup> party review or self  
certified  
Interpreted by 3<sup>rd</sup> party  
Updated irregularly



Building Code is the Law  
Little flexibility  
Permits required  
Interpreted by Code Official  
Generally, updated every 3  
years

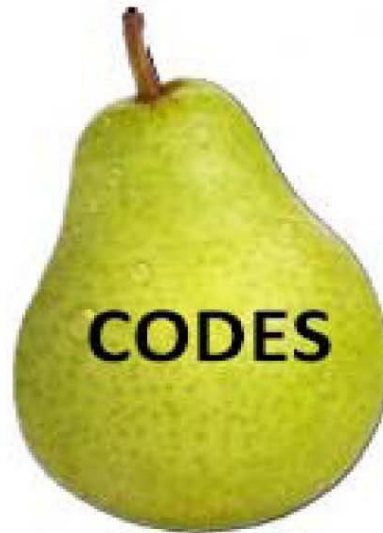


Set stakeholder based metrics  
Define industry practices  
Basis of rating systems and  
codes  
No inspection  
No enforcement

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# Green Building Ratings, Codes & Standards



**LEED  
2009 BD&C**

*CALGreen*



**ASHRAE  
189.1**



Sustainable Sites



Water Efficiency



Energy &  
Atmosphere



Indoor Environ-  
mental Quality



Materials &  
Resources



Innovation in  
Design



Regional Priority

5. Commercial | 4. Residential



5.1 Planning  
and Design



5.3 Water Efficiency  
& Conservation



5.2 Energy Efficiency



5.5 Environmental  
Quality



5.4 Material  
Conservation &  
Resource Efficiency



Additional CALGreen  
Voluntary measures are  
required for Tier 1 & 2



Site Sustainability



Water Use Efficiency



Energy Efficiency



Indoor Environmental  
Quality



Building Impact on  
Atmosphere, Materials  
& Resources



Construction and  
Operations Plans



Site Development and  
Land Use



Water Resource  
Efficiency



Energy Efficiency &  
Atmospheric Quality



Indoor Environmental  
Quality & Comfort



Material Resource  
Conservation



Commissioning, O&M



Jurisdictional &  
Elective Requirements



Existing Buildings  
& Sites

Source: Simon & Associates, Inc., International Code Council, Inc.,



# LEED v4

# Delayed

Until October 31, 2016



SAFE & SUSTAINABLE BY THE BOOK



THE AMERICAN  
INSTITUTE  
OF ARCHITECTS



2015 May 30, 2015





# What is the IgCC?

- Uses “model” code approach that provides communities the ability to modify.
- Minimum & advanced levels of performance (green & high-performance buildings).
- Works as an overlay to the ICC Family of Codes. References other I-Codes
  - ✓ IBC, IFGC, IMC, IPC, IPMC, IFC, IWUIC, ICCPC, IEBC, IZC, IECC.



# What is the IgCC?

- Written in mandatory language that provides a new regulatory framework.
- Provides both performance & prescriptive options.
- Code can be modified to account for local conditions.
- Addresses the 2030 Challenge.
- Designed with local, state & federal law in mind.



# What is the IgCC?

- ANSI/ASHRAE/USGBC/IES Standard 189.1 also is offered as a compliance option.
  - The Standard is included with the IgCC.
- NAHB ICC 700 is offered as a compliance option
  - For low-rise residential, including R-3 occupancies and R-2/R-4 occupancies that are four stories and less in height
- Residential occupancies of five stories and above has three paths – comply with the IgCC base requirements, comply with ASHRAE 189.1, or comply with ICC 700.



# What is the IgCC?

- The IgCC is *not* a rating system, nor is it intended to replace them.
- The IgCC is *code* which is intended to be adopted on a *mandatory* basis.
- Unlike most rating systems, the IgCC primarily consists of *minimum mandatory requirements*, just as other I-Codes.

# What is the IgCC?

- How it is organized:

- Chapter 1: Administration
- Chapter 2: Definitions
- Chapter 3: Jurisdictional Requirements & Life Cycle Assessment
- Chapter 4: Site Development & Land Use
- Chapter 5: Material Resource Conservation & Efficiency
- Chapter 6: Energy Conservation, Efficiency and CO<sub>2</sub>e Emission Reduction
- Chapter 7: Water Resource Conservation, Quality & Efficiency
- Chapter 8: Indoor Environmental Quality & Comfort
- Chapter 9: Commissioning, Operation & Maintenance
- Chapter 10: Existing Buildings
- Chapter 11: Existing Building Site Development
- Chapter 12: Referenced Standards
- Appendix A: Project Electives
- Appendix B: Radon Mitigation
- Appendix C: Optional Ordinance
- Appendix D: Enforcement Procedures

# What is the IgCC?

- Adopting Jurisdictions\*:

## **STATES**

Rhode Island

Maryland

Florida

North Carolina

Oregon

## **LOCAL**

## **JURISDICTIONS**

Richland, Washington

Scottsdale, Arizona

Kayenta Township, Arizona

Phoenix, Arizona

Boynton Beach, Florida

Boulder, Colorado

Boulder County, Colorado

Fort Collins, Colorado

Keene, New Hampshire

Dallas, Texas

Washoe County, Nevada

<http://www.iccsafe.org/gr/Documents/jurisdictionsadoptions.pdf>



# How Does the IgCC Work?

## The Basics:

- Who can adopt the IgCC?
- Does a jurisdiction have to adopt all of the provisions of the IgCC?
- How does a local jurisdiction adopt the IgCC?
- After adopted, is the IgCC mandatory or voluntary?
- What types of projects does the IgCC apply to?

# How Does the IgCC Work?

- **Four Types of Code Provisions:**
  1. **Jurisdictional Choices (Table 302.1)**
  2. **Alternate Compliance Options**
  3. **Project Electives (Appendix A)**
  4. **All Other Sections**



# How Does the IgCC Work?

## Jurisdictional Choices

### (Table 302.1):

Jurisdictions must elect whether specific provisions are mandatory for all buildings regulated by the code, and the level of compliance required.

TABLE 302.1  
REQUIREMENTS DETERMINED BY THE JURISDICTION

Section	Section Title or Description and Directives	Jurisdictional Requirements	
CHAPTER 1. SCOPE			
101.3 Exception 1.1	Detached one- and two-family dwellings and multiple single-family dwellings (town-houses) not more than three stories in height above grade plane with a separate means of egress, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
101.3 Exception 1.2	Group R-3 residential buildings, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
101.3 Exception 1.3	Group R-2 and R-4 residential buildings four stories or less in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
CHAPTER 4. SITE DEVELOPMENT AND LAND USE			
402.2.1	Flood hazard area preservation, general	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.2.2	Flood hazard area preservation, specific	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.3	Surface water protection	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.5	Conservation area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.7	Agricultural land	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.8	Greenfield sites	<input type="checkbox"/> Yes	<input type="checkbox"/> No
407.4.1	High-occupancy vehicle parking	<input type="checkbox"/> Yes	<input type="checkbox"/> No
407.4.2	Low-emission, hybrid and electric vehicle parking	<input type="checkbox"/> Yes	<input type="checkbox"/> No
409.1	Light pollution control	<input type="checkbox"/> Yes	<input type="checkbox"/> No
CHAPTER 5. MATERIAL RESOURCE CONSERVATION AND EFFICIENCY			
503.1	Minimum percentage of waste material diverted from landfills	<input type="checkbox"/> 50% <input type="checkbox"/> 65% <input type="checkbox"/> 75%	

# How Does the IgCC Work?

## Project Electives (Appendix A):

Jurisdictions can elect whether or not to require Project Electives.

Project Electives become mandatory only as selected and indicated by an owner for a specific project.

Jurisdictions determine number of electives required in each section.

TABLE A104  
SITE PROJECT ELECTIVES

SECTION	DESCRIPTION	MINIMUM NUMBER OF ELECTIVES REQUIRED AND ELECTIVES SELECTED	
A102.2	The jurisdiction shall indicate a number between and including 0 and up to and including 6 to establish the minimum total number of project electives that must be satisfied.	—	
A104.1.1	Flood hazard area preservation	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A101.1.2	Flood hazard area minimization	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A101.1.3	Flood hazard area, existing building	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.2	Wildlife corridor	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.3	Infill site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.4	Brownfield site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.5	Site restoration	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.6	Mixed use development	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.7	Changing and shower facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.8	Long-term bicycle parking and storage	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9	Heat island	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.1	Site hardscape project elective 1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.2	Site hardscape project elective 2	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.3	Site hardscape project elective 3	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.4	Roof covering project elective	<input type="checkbox"/> Yes	<input type="checkbox"/> No

# How Does the IgCC Work?

- Putting it all together...

CHAPTER 4. SITE DEVELOPMENT AND LAND USE			
402.2.1	Flood hazard area preservation, general	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.2.2	Flood hazard area preservation, specific	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.3	Surface water protection	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.5	Conservation area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.7	Agricultural land	<input type="checkbox"/> Yes	<input type="checkbox"/> No
402.8	Greenfield sites	<input type="checkbox"/> Yes	<input type="checkbox"/> No
407.1	High occupancy vehicle parking	<input type="checkbox"/> Yes	<input type="checkbox"/> No
407.4.2	Low-emission, hybrid and electric vehicle parking	<input type="checkbox"/> Yes	<input type="checkbox"/> No
409.1	Light pollution control	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- 402.8 Greenfield sites.** Where this section is indicated to be applicable in Table 302.1, site disturbance or development shall not be permitted on *greenfield* sites.



# How Does the IgCC Work?

- Putting it all together...
- **303.1 Whole building life cycle assessment.**  
Where a whole building life cycle assessment is performed in accordance with Section 303.1, compliance with Section 505 shall not be required.

# How Does the IgCC Work?

- Putting it all together...

A104.2	Wildlife corridor	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.3	...	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.4	Brownfield site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.5	Site restoration	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.6	Mixed use development	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.7	Changing and shower facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.8	Long-term bicycle parking and storage	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- **A104.4 Brownfield site project elective.** The development of a building site that is a *brownfield* site with a new building with associated site improvements shall be recognized as a project elective.

# How Does the IgCC Work?

- **Existing Buildings & Sites**
  - Applies to alterations, repairs, additions, and changes of occupancy of existing buildings and structures
  - Exception for historic buildings
  - Other Provisions:
    - ✦ Demolition of existing buildings

# How Does the IgCC Work?

- **Administration of the Code**
  - The Code Official is authorized to
    - ✦ enforce the Code,
    - ✦ render interpretations of the Code,
    - ✦ adopt policies and procedures to clarify application of the Code,
    - ✦ issue notices or orders to ensure compliance with the Code, and
    - ✦ make inspections.



# How Does the IgCC Work?

- **Administration of the Code**
  - The Code Official may also
    - ✦ accept reports of inspection by “approved agencies” or individuals; and
    - ✦ engage expert opinions as deemed necessary to report upon “unusual technical issues that arise”.

# How Does the IgCC Work?

- **Enforcement of the Code**

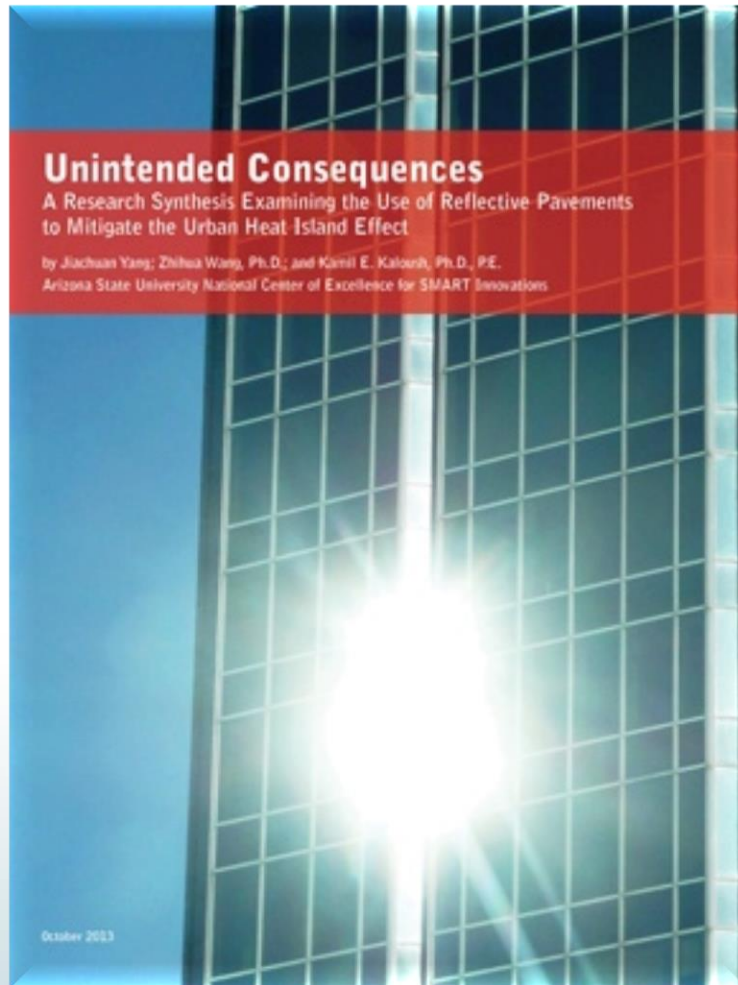
- Exhibit D: Enforcement Provisions
- Not mandatory unless adopted by the jurisdiction.
- “**D105.3 Prosecution of violation.** Any person failing to comply with a notice of violation... shall be deemed guilty of a misdemeanor or civil infraction as determined by the jurisdiction, and the violation shall be deemed a strict liability offense...”
- Bonds, Incentives & the Green Building Fund

# How Does the IgCC Work?

- **Example: Dallas Green Construction Code**
  - Does not adopt Appendix D (Enforcement Provisions) of the 2012 IgCC;
  - Provides that:
    - ✦ “a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.”



# Junk Science?



**Caution to  
not let the  
rating  
system get  
ahead of the  
science**



# Opportunity

Almost 2 Billion parking spaces exist in the U.S.

**PROOF that alien civilizations DO exist!** By CHRISTOPHER PAINTER  
Weekly World News

## ANCIENT PARKING LOT FOUND ON MARS!

THIS aerial photograph of a Mars flood basin clearly shows the remains of an ancient parking lot.

NOTICE the extra-long spaces on the right side — probably to accommodate oversized vehicles.

ARROWS found throughout the parking lot clearly show the Martians at least had a sense of direction.

THIS close-up shows what appears to be a concrete stand or valet-type structure.

WASHINGTON — We may never know what became of the long-vanished Martian race, but now we know where they parked!

A series of Mars Observer photos initially showed what was thought to be nothing more than a typical flood basin near the Plains of Cydonia.

But closer examination has revealed an area the size of three football fields covered in parking lines, right angles, and inconceivable oil stains — the ruins of an ancient Martian parking lot!

"You can learn a lot from a society by their parking lots," says astronomer and scientist Michael O'Duggan, whose blow-ups of the Mars Observer photos revealed the astonishing discovery.

"For instance," he explains, "using a finger to trace the lines that mark the vehicle spaces in the photo, they're all diagonal. That allows for fast exits. Obviously these spaces were designed for a race that needs to mobilize quickly as if preparing for battle."

But while this may seem like an uncharacteristic lapse in civility, you'll notice that nowhere is there any type of rest room facility. Would it have killed these barbarians to set up a few port-a-potties?

While no vehicle remains, the shapes of the spaces drawn on the freezing red soil support the theory that the Martians were a warlike race.

"The spaces in the middle," indicates O'Duggan, "all appear to be for compact personal transports, but look at the ones along the edge."

"These spaces leave room for an elongated projection, possibly a death ray, while several spaces to the south are clearly designed to make it easy to park a vehicle with testicle legs."

The exact nature of the businesses the parking lot served is unclear as well, since there are no structures in the nearby area.

"Maybe this is where they did their 'vital parking,'" suggests O'Duggan.

Does a violent society create hostile parking or does hostile parking create a violent society?

"I don't have all the answers," shrugs O'Duggan.

"I do know that if this lot is a representative sample of what parking was like all over the planet, perhaps the stories of Martians trying to conquer the Earth are true. They might have simply run out of places to park."

**ASTRONOMER**  
Michael O'Duggan

THE WEEKLY WORLD NEWS August 30, 2002

# The 'Hottest' Topic

## Eco-Friendly Facts

**Morsø**

Made in Denmark

Established 1853

### Ingredients

Recycled material (cast iron) 98%

Renewable energy to produce 80%

Recycled packaging (Green Point) 100%

Manufacturer's Warranty 10 years

### Environmental Performance

Carbon Neutral Heating Wood

Advanced non-cat combustion 100%

Thermal efficiency 75%+

Particle emissions Low

EPA - Phase 2

Nordic Swan eco-label

## Environmental Product Declarations

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But closer examination has revealed an area the size of three football fields covered in parking lines, right angles, and numerous odd oil stains — the ruins of an ancient Martian parking lot!

"You can learn a lot from a society by their parking lots," says astronomer and scientist Michael O'Duggan, whose blow-ups of the Mars Observer photos revealed the astonishing discovery.

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Michael O'Duggan



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# FedEx Field



**8,000 solar  
panels provide  
the power and  
shade 841  
parking spaces**

# Legal Aspects of Green Building Codes

- Sustainable Project Contracts
- Standard of Care
- Who Is Liable?
- Consequential Damages?

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**Blog [www.greenbuildinglawupdate.com](http://www.greenbuildinglawupdate.com)**

**ajhon**

**ajhon is the Maasai language word for green  
a non-law affiliate environmental consulting firm  
[www.ajhon.com](http://www.ajhon.com)**