

International Green Construction Code – Overview Part II

Overview

The International Green Construction Code™ (IgCC™) is published by International Code Council (ICC). Technical Bulletin Issue 13 addressed chapters 1 to 7. This bulletin will offer significant points in the remaining five chapters and appendices.

Chapters

Chapter 8 - Indoor Environmental Quality and Comfort: Intended to ensure that the building's interior environment is conducive to the health of building occupants. This chapter

- Requires development of an indoor air quality management plan to ensure compliance.
- Addresses air-handling system access for cleaning and repair, as well as air-handling filter rack design.
- Provides requirements for the ventilation of buildings during the construction phase, prohibits smoking within buildings, limits pollutant sources in print, copy and janitorial rooms, and provides filter requirements for air-conditioning systems.
- Specifies indoor air quality and pollutant control requirements for fireplaces, solid fuel burning appliances, vented decorative gas appliances, vented gas fireplace heaters and decorative gas appliances.
- Provides that jurisdiction can require baseline indoor air quality testing.
- Prohibits the use of urea-formaldehyde foam insulation and materials that contain asbestos.
- Regulates emissions from wood products, adhesives, sealants, paints, coatings, flooring, acoustical ceiling tiles, wall systems and insulation.
- Requires that fenestration be provided to ensure that interior spaces in the specified occupancies benefit from exposure to natural light.

Chapter 9 - Commissioning, Operation and Maintenance: Addresses building commissioning, operation and maintenance. This chapter

- Requires inspections as specifically listed in Table 903.1
- Also requires that construction documents contain information related to building operation and maintenance in accordance with Section 904.3. These documents are intended to help and encourage building owners and facility management staff to operate and maintain buildings in a manner, and a performance level, as originally intended by design professionals as they strove to configure building systems in a manner that satisfied the requirements of the IgCC.

Chapter 10 - Existing Buildings: Conceptually, the requirements of Chapter 10 of the IgCC are based upon the requirements of Chapter 34 of the International Building Code for existing buildings. These provisions are not retroactive. They apply only where buildings are altered or added to. Additions are essentially handled as new construction.

- Alterations must meet the requirements of other applicable chapters of the code for those portions or elements of the building that are being altered. However, Section 1003.2 requires that at least 10 percent of the cost of alterations be dedicated to improvements related to water, energy conservation and efficiency.

- Water and energy conservation and efficiency requirements that are intended to apply specifically to existing buildings are listed in Sections 1003.2.1 through 1003.2.7. These sections address the following: metering devices; heating, ventilation and air conditioning; service water systems; lighting; swimming pools and spas; insulation of unconditioned attics; and roof replacement insulation.
- Section 1005 provides relief for historic buildings under certain conditions.
- Where buildings are decommissioned, Section 1006 requires that a material and waste management plan be developed to ensure that such buildings are decommissioned and demolished in such a manner that at least 50 percent of materials are diverted from landfills.
- Jurisdictions may post certificate of occupancy, Zero Energy Performance Index, energy demand and CO2 emissions reporting.

Chapter 11 - Existing Building Site Development - Applicable to alteration, repair, maintenance and operation of existing building sites and alteration to building site improvements. Section 1105 provides relief for historic buildings under certain conditions.

Chapter 12 - Referenced Standards: Contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code.

Appendices

Appendices are provided in the IgCC to offer optional or supplemental criteria to the provisions in the main chapters of the code. Appendices provide additional information and standards not typically administered by all building departments.

Appendix A – Project Electives: Where Appendix A is adopted; it mandates buildings which are "greener" and "more sustainable" than those that meet only the baseline minimum requirements found in the body of the IgCC.

Appendix B - Radon Mitigation: Contains requirements for the design and construction of systems that mitigate the transfer of radon gases from the soil to building interior spaces.

Appendix C - Optional Ordinance: The optional ordinance contained in Appendix C addresses key elements of an evidentiary-based adoption structure that includes performance-bonding requirements. These bonding requirements are tied to the issuance of building permits, certificates of occupancy and the process of compliance verification.

Appendix D - Enforcement Procedures: Appendix D is intended to ensure that buildings constructed in accordance with the IgCC are maintained in a manner that is compliant with the code.

Reference: <http://www.iccsafe.org/cs/igcc/pages/default.aspx>

