

DRAFT

NOT INTENDED FOR USE BY LOCAL GOVERNMENTS AS OF APRIL 2016 Further Guidance Anticipated May 2016 per Regional Codes Coordinating Committee

Recommended Amendments to the 2015 International Green Construction Code North Central Texas Council of Governments Region

Historically the NCTCOG encourages member jurisdictions to adopt the most recently published code editions and provides recommendations regarding amendments as a strategy to encourage regional consistency. This is the initial review of the 2015 Edition of International Green Construction Code (IgCC). There has not yet been a regional green code adopted or a regional recommendation. The approach with this review differs from the standard tri-annual review of the *International* family of codes and the *NEC*. The recommended approach for the IgCC is that if a jurisdiction has an interest in considering adopting the IgCC the information is available. Member jurisdictions are encouraged to carefully consider the full impact of the adoption of the code.

You will see recommended amendments to the IgCC in the following format:

Certain sections, paragraphs, and sentences of the *2015 International Green Construction Code* (IgCC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. Lined

through type is deleted text from IgCC. A triple (***) asterisk identifies a new or revised amendment with the 2015 code.

Additional text in extensive commentary regarding certain provisions is provided to consider during the review and adoption process. The commentary will hopefully provide additional information to the jurisdiction that will enable the jurisdiction to evaluate the impact and be able to make informed decisions based on the standards, lessons learned, and so on.

101.3 Scope. The provisions of this code shall apply to the design, construction, addition, alteration, change of occupancy, relocation, replacement, repair, equipment, building site, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures and to the site on which the building is located. Occupancy classifications shall be determined in accordance with the *International Building Code*® (IBC®).

(No amendments recommended. However, AHJs should consider the following points:

Section 101.3 scoping applies to all classes of work. AHJs could consider amending this section so that only new; or, new and additions; and/or include a building area threshold that would trigger compliance with IgCC code provisions.

*Additionally, it's important to note in section 101.3, exception #1 (items 1.1, 1.2 and 1.3) the code as published applies to commercial only unless the AHJ selects "YES" in the jurisdictional requirements of **Table 302.1, Chapter 1. Scope and Administration**, for residential buildings.)*

TABLE 302.1 REQUIREMENTS DETERMINED BY THE JURISDICTION

302.1, 302.1.1, 602.1	zEPI of Jurisdictional Choice – The jurisdiction shall indicate a zEPI of 46 or less in each occupancy for which it intends to require enhanced energy performance.	Occupancy: _____ zEPI: _____
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(No amendments recommended. However AHJs should note that the selection of a zEPI index of 46 or less will trigger “above code energy enhancements.” Triggering the “above code energy enhancements” will require compliance with Section 602.1; which then triggers SECTION 602 MODELED PERFORMANCE PATHWAY REQUIREMENTS, 608.6 Plug load controls., SECTION 609 SPECIFIC APPLIANCES AND EQUIPMENT, SECTION 610 BUILDING RENEWABLE ENERGY SYSTEMS and SECTION 611 ENERGY SYSTEMS COMMISSIONING AND COMPLETION. Additionally the jurisdiction must select which building code occupancy classifications must comply with these requirements. The following types of buildings represent the most intensive energy use to least intensive energy use: restaurants, food stores, retail, offices, schools and warehouses.¹⁾)

*****TABLE 302.1 REQUIREMENTS DETERMINED BY THE JURISDICTION**

Amend Table 302.1 Exception 1.1 of 101.3 to read as follows:

CHAPTER 1. SCOPE AND ADMINISTRATION			
101.3 Exception 1.1	Detached one- and two-family dwellings and multiple single-family dwellings (town-houses) not more than three stories 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 ₂ , Dallas Builders Association's Green Built Texas™ or other <u>approved programs.</u>	<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.	<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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

(Reason: For 1- and 2-family dwelling this provides additional compliance options.)

**NOT INTENDED FOR USE BY LOCAL GOVERNMENTS
FURTHER GUIDANCE ANTICIPATED MAY 2016 PER
REGIONAL CODES COORDINATING COMMITTEE**

*****TABLE 302.1 REQUIREMENTS DETERMINED BY THE JURISDICTION**

Amend Table 302.1 by adding the following row in the table immediately after CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY AND CO₂e EMISSION REDUCTION

601 through 612 (Entire Chapter)	CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY AND CO₂e EMISSION REDUCTION	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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(Reason: This amendment offers a jurisdiction to choose to not adopt any energy requirements as part of the IgCC. However, if “Yes” is selected then note that there are additional amendments to these sections as an option to the code as published. Those options appear in Chapter 6.)

*****TABLE 302.1 REQUIREMENTS DETERMINED BY THE JURISDICTION**

Amend Table 302.1 by adding the following 3 rows:

603.6	Energy display	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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605.1.1.1	Permanent shading devices for fenestration	<input type="checkbox"/> Yes	<input type="checkbox"/> No
610.1	Renewable energy systems requirements	<input type="checkbox"/> Yes	<input type="checkbox"/> No

(Reason: If a jurisdiction to choose to adopt Chapter 6. **ENERGY CONSERVATION, EFFICIENCY AND CO₂e EMISSION REDUCTION**, then there are additional selections available in Chapter 6 to provide more options.)

*****TABLE 302.1 REQUIREMENTS DETERMINED BY THE JURISDICTION**

Amend Table 302.1 by adding the following row:

808	Daylighting	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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(Reason: This offers an additional choice to jurisdictions regarding the overall scope of the IgCC).

*****TABLE 302.1 REQUIREMENTS DETERMINED BY THE JURISDICTION**

Amend Table 302.1 by adding the following two rows:

Chapter 11	Existing Building	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Chapter 11	Existing Building Site Development	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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(Reason: These two selections offer additional choices to jurisdictions regarding the overall scope of the IgCC).

***** Section 401.2 Predesign site inventory and assessment.** is deleted in its entirety.

(Reason: These efforts are already generally accomplished by the owner/developer in various stages of the development process and would otherwise be redundant.)

SECTION 402 PRESERVATION OF NATURAL RESOURCES

(No amendments recommended for this section. However, this section may be redundant due to existing efforts and oversight such as FEMA, iSWIM, Corp Wetland Regulations, TCEQ SWPPP and SWMPP regulations, municipal Parks and Recreation Departments, municipal planning efforts related to Greenfield sites, etc. and this section may impose a duplication of efforts. For this section to be triggered, Table 302.1 items 402.2.1, 402.2.2, 402.3, 402.7 and 402.8 must be answered yes.)

SECTION 403 STORMWATER MANAGEMENT

(No amendments recommended for this section. However, AHJs may consider deleting this section as the requirements may be redundant due to existing regulations and oversight such as TCEQ, SWPPP and SWMPP regulations and this section may impose a duplication of efforts. AHJs should be mindful of the additional regulatory language regarding brownfields in Section 403.1.3 and coal tar sealants in Section 403.2.)

SECTION 404 LANDSCAPE IRRIGATION AND OUTDOOR FOUNTAINS

(No amendments recommended for this section. However, AHJs should note that there may be other regulations already in place for the installation and maintenance of irrigation systems and reclaimed water systems and this section may impose a duplication of efforts.)

SECTION 405 MANAGEMENT OF VEGETATION, SOILS AND EROSION CONTROL

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REGIONAL CODES COORDINATING COMMITTEE**

(Reason: To align with the deletion of section 406.1 Exception #3. The listing of invasive plant materials is very broad.)

***SECTION 406.1 Building Site Waste Management is amended to read as follows:

406.1 Building site waste management plan.

A building site waste management plan shall be developed and implemented to divert not less than ~~75~~ 50 percent of the land-clearing debris and excavated soils. Land-clearing debris includes rock, trees, stumps and associated vegetation. The plan shall include provisions that address all of the following:

1. Materials to be diverted from disposal by efficient usage, recycling or reuse on the building site shall be specified.
2. Diverted materials shall not be sent to sites that are agricultural land, *flood hazard areas* or *greenfield* sites where development is prohibited by Section 402.1 except where *approved* by the *code official*.
- ~~3. The effective destruction and disposal of *invasive plant species*.~~
43. Where contaminated soils are removed, the methods of removal and location where the soils are to be treated and disposed.
- ~~54.~~ The amount of materials to be diverted shall be specified and shall be calculated by weight or volume, but not both.
- ~~65.~~ Where the site is located in a federal or state designated quarantine zone for invasive insect species, building site vegetation management shall comply with the quarantine rules.
- ~~76.~~ Receipts or other documentation related to diversion shall be maintained through the course of construction. When requested by the *code official*, evidence of diversion shall be provided.

(Reason: This amendment (50%) mirrors the City of Dallas' requirements. The reduced percentage will provide an opportunity for the industry to become proficient at the process of plan development, implementation and verification. The list of invasive plants located at

www.texasinvasives.org/ii101/ecoalert.php was not deemed to add sufficient value for the cost of inclusion in the waste management plan.)

SECTION 409 SIGHT LIGHTING

(No amendments proposed for this section. However, AHJs should note that as written this is a relatively complex section and has the potential of significant added cost to a project. But for AHJs that do not have current regulations regarding glare and light spillover this may be a solution to consider.)

As an alternative, an AHJ may consider the City of Dallas alternate approach to this section and amend the section in entirety as follows:

***** SECTION 409 SITE LIGHTING**

409.1 Outdoor lighting restriction.

409.1.1 Area of use. For the lighting of predominately horizontal surfaces such as roadways, areas of vehicular and pedestrian passage, merchandising and storage areas, automotive fuel dispensing buildings, and other public areas, loading docks, loading docks, loading docks, loading docks, loading docks, building entrances, sidewalks, paths, site entrances and parking areas, light fixtures must be aimed straight down and must be full cutoff or fully shielded, unless the aggregate wattage per fixture does not exceed the output of a standard 100-watt incandescent lamp. For bus stop lighting, 400 lumens, in which case, non-cutoff fixtures are permitted.

409.1. Maximum lamp wattage and required luminaire or lamp shielding. All lighting installations must be designed and installed to be fully shielded (full cutoff). Maximum lamp wattage for commercial lighting is 250 watts. Maximum lamp wattage for residential lighting is 100 watts for incandescent bulbs, and 32 watts for compact fluorescent bulbs.

Exception: Lighting used for the following exterior applications is exempt where equipped with a control device independent of the control of the nonexempt lighting:

1. Luminaires for safety or security reasons.
2. Lighting for swimming pools and water features governed by the electrical code.
3. Exit signs and other illumination required by the codes.
4. Lighting for stairs and ramps as required by the codes.
5. Signs regulated by the {insert correct language to sign ordinance}, however all signs are recommended to be fully shielded.
6. Holiday and temporary lighting as governed by the electrical code.
7. Athletic field lighting if steps have been taken to minimize glare and light trespass.
8. Low voltage landscape lighting, but such lighting should be shielded to eliminate glare and light trespass.

(Reason: Providing alternate language for consideration.)

*****SECTION 505.3 WHOLE BUILDING LIFE CYCLE ASSESSMENT** is deleted in its entirety.

(Reason: As published the WBLCA is not a mandatory code provision. There are 3 options, one of which is WBLCA. The authors of the commentary to the IgCC wrote "...because LCA can be an extremely complex issue with roots in scientific and technical areas that we are only beginning to understand, LCA was not ready for inclusion as a mandatory provision in the code. The authoring committee also expressed that LCA may be cost prohibitive. The EGAB feels that until LCA is better understood and more tools are available that even having this section as an option could pose unnecessary implementation and enforcement issues for adopting jurisdictions.)

***Section 505.2 is amended to read as follows:

505.2 Material selection.

Not less than ~~55~~30 percent of the total building materials used in the project, based on mass, volume or cost, shall comply with Section 505.2.1, 505.2.2, 505.2.3, 505.2.4 or 505.2.5. Where a material complies with more than one section, the material value shall be multiplied by the number of sections that it complies with. The value of total building material mass, volume or cost shall remain constant regardless of whether materials are tabulated in more than one section.

(Reason: The lowered percentage will provide opportunity for municipalities and industry to become acclimated to the process and procedures required to satisfy these requirements.)

*** CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY AND CO₂e EMISSION REDUCTION, Section 601.1 Scope. is amended to read as follows:

Section 601.1 Scope. Where this chapter is indicated to be applicable in Table 302.1, the provisions of this chapter regulate the design, construction, commissioning, and operation of buildings and their associated building sites for the effective use of energy.

(Reason: To provide jurisdictions a choice regarding including or excluding energy provisions of the IgCC. If the selection is "No" then the jurisdiction is choosing to eliminate any energy requirements as part of the green code. If the selection is "Yes" then the jurisdiction is choosing to include energy provisions. Note that the additional amendments to Table 302.1 provide additional flexibility for the jurisdictions. See the amendments to 603.6, 605.1.1 and 610.1.)

***Add exception to 603.1.1 to read as follows:

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FURTHER GUIDANCE ANTICIPATED MAY 2016 PER
REGIONAL CODES COORDINATING COMMITTEE**

603.1.1 Buildings with tenants. In buildings with tenants, the metering required by Section 603.3 shall be collected for the entire building and for each tenant individually. Tenants shall have access to all data collected for their space.

Exception: Building meters are not to be a jurisdiction's code. Where existing electrical distribution systems are not required to modify the existing systems to meet this requirement.

(Reason: It is not cost effective to rewire existing buildings)

*** Amend 603.6 to read as follows:

603.6 Energy display. Where this section is indicated to be applicable in Table 302.1, Aa permanent, readily accessible and visible display shall be provided adjacent to the main building entrance or on a publicly available Internet web site. The display shall be capable of providing all of the following:

1. The current energy demand for the whole building level measurements, updated for each fuel type at the intervals specified in Section 603.3.
2. The average and peak demands for the previous day and the same day the previous year.
3. The total energy usage for the previous 18 months.

(Reason: Not cost effective for small buildings. To offer this as an option that must be selected as jurisdictional requirement)

***** Delete 605.1.1 Permanent shading devices for fenestration in its entirety.**

(Reason: An across the board 10% reduction in design criteria is not practical and not cost effective)

***** Amend 605.1.1.1 to read as follows:**

605.1.1.1 Permanent shading devices for fenestration. Where this section is indicated to be applicable in Table 302.1, vertical fenestration within 45 degrees (785 rad) of the nearest west, south, and east cardinal ordinate shall be shaded by permanent horizontal exterior projections with a projection factor greater than or equal to 0.25. Where different windows or glass doors have different projection factor values, each shall be evaluated separately, or an area-weighted projection factor value shall be calculated and used for all windows and glass doors. Horizontal projections shall extend laterally beyond the edge of the glazing not less than one-half of the height of the glazing, except at building corners.
{exceptions remain unchanged}

(Reason: To offer this as an option that must be selected as jurisdictional requirement)

***** Delete 607.5 Waste water heat recovery system. in its entirety.**

(Reason: Requirement is expensive and not yet fully developed in the industry)

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***** Delete 608.1.2 Time switch controls. and 608.8.1.3 Automatic daylight controls. in its entirety.**

(Reason: This is better managed in the ICC by subject matter experts; redundant requirement is left in IgCC)

FURTHER GUIDANCE ANTICIPATED MAY 2016 PER
REGIONAL CODES COORDINATING COMMITTEE

***** Amend 608.4.1 to read as follows:**

608.4.1 Exterior light reduction. Exterior lighting shall be controlled by a time switch and that may be configured so that the total exterior lighting power is automatically reduced by not less than 30 percent within 2 hours after facility operations conclude.

Exceptions remain unchanged.

(Reason: Turning lights down or off may create security issues)

***** Amend 608.4.2 to read as follows:**

608.4.2 Exterior lighting and signage shutoff. The lighting of building facades, signage, and landscape features shall be controlled by a time switch control that may be configured so that the lighting automatically shuts off from within 1 hour after facility operations conclude until within 1 hour before facility operations begin or as established by the jurisdiction. Where facility operations are continuous, decorative lighting of building facades and landscape features shall automatically shut off from midnight until 6:00 a.m.

(Reason: Turning lights down or off may create security issues)

***** Amend 610.1 to read as follows:**

610.1 Renewable energy systems requirements. Where this section is indicated to be applicable in Table 302.1, Buildings that consume energy shall comply with this section. Each building or surrounding lot or building site where there are multiple buildings on the building site shall be equipped with one or more renewable energy systems in accordance with this section. *{remainder of section unchanged}*

(Reason: To offer this as an option that must be selected as jurisdictional requirement)

***Delete Section 702.2 Combination tub and shower valves. in its entirety.

(Reason: Testing and field verification of the code requirements are very difficult if not impossible to reasonably achieve.)

***Section Delete Section 702.6 Appliances. in its entirety.

(Reason: Appliances are not permanently fixed in place and are easily changed out.)

**NOT INTENDED FOR USE BY LOCAL GOVERNMENTS
FURTHER GUIDANCE ANTICIPATED MAY 2016 PER
REGIONAL CODES COORDINATING COMMITTEE**

***Amend Section 701.2 Water usage metering. to read as follows:

701.2 Water usage metering. Water consumed from any source associated with the building or building site shall may be metered. Each potable and reclaimed source of water, and each onsite nonpotable water source, shall may be metered separately. *{Remainder of section unchanged}*

(Reason: Provides design options.)

***Amend Section 701.2.1 Individual metering required. to read as follows:

701.2.1 Individual metering required. All potable and nonpotable water supplied to the applications listed in Table 701.2.1 shall may be individually metered in accordance with the requirements indicated in Table 701.2.1. Similar appliances and equipment shall be permitted to be grouped and supplied from piping connected to a single meter. *{Exception remains unchanged}*

(Reason: Provides design options.)

***Delete Table 804.2 MAXIMUM CONCENTRATION OF AIR POLLUTANTS and replace with the following:

TABLE 804.2 MAXIMUM CONCENTRATION OF AIR POLLUTANTS

MAXIMUM CONCENTRATION OF ARI POLLUTANTS RELEVANT TO IAQ	MAXIMUM CONCENTRATION, µg/m³ (unless otherwise noted)
Carbon Monoxide (CO)	9 ppm and no greater than 2 ppm above outdoor levels
Carbon Dioxide (CO ₂)	1,000 ppm
Particulate (PM 10)	150 (24-hr)
Total volatile organic compounds (TVOC)	500

(Reason: The list of individual VOCs in the existing table was developed as a research project for a chamber test for materials qualification. It is not easily applicable to a building field IAQ test. Application of the existing table may extend building construction schedule by several weeks. The tests in the replacement table can be done with hand held, real time instrument, and provide an effective, less

expensive IAQ qualification test for the building. It can verify the installation of many of the IgCC code required elements. The specific tests included are:

1. Carbon Monoxide – This test is a life safety issue and checks on the presence of combustion products from fuel burning equipment and other sources.
2. Carbon Dioxide – This test helps to verify the installation and adjustment of outside air ventilation systems. Providing outside air to enclosed buildings is a code requirement, so this test indicates code compliance.
3. Particulates – The IgCC requires the use of high efficiency filters. This test verifies the building particulate level and thus, existence of filtration and the cleanness of the building.
4. TVOC – The TVOC test instrument includes the sensing of the majority of the VOCs on the original list but does not provide individual chemical levels. The existence of a high level of VOCs in the

building space can cause health problems for the occupants. This test provides a summary number of many existing VOCs that have been shown to be as safe as a safe level for occupants.

NOT INTENDED FOR USE BY LOCAL GOVERNMENTS

FURTHER GUIDANCE ANTICIPATED MAY 2016 PER

*****Amend Section 808.1 General. To read as follows:**

808.1 General. Where this section is indicated to be applicable in Table 302.1, Fenestration shall be provided in building roof and walls...*{Remainder of section to remain the same}*.

REGIONAL CODES COORDINATING COMMITTEE

(Reason: To offer this as an option that must be selected as jurisdictional requirement)

*****Amend Section 1001.1 Scope. to read as follows:**

1001.1 Scope. Where this section is indicated to be applicable in Table 302.1, the provisions of this chapter shall control the ...*{Remainder of section to remain the same}*.

(Reason: To offer this Chapter as an option that must be selected as jurisdictional requirement)

*****Amend Section 1101.1 Scope. to read as follows:**

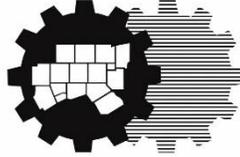
1101.1 Scope. Where this section is indicated to be applicable in Table 302.1, the provisions of this chapter shall control the ...*{Remainder of section to remain the same}*.

(Reason: To offer this Chapter as an option that must be selected as jurisdictional requirement)

REFERENCES

¹ *Rethinking Percent Savings-The Problem with Percent Savings and zEPI: The New Scale for a Net Zero Energy Future, ML-11-029, AHSRAE Transactions*

END



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REGIONAL CODES COORDINATING COMMITTEE

2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC)

PROJECT PLAN DEVELOPMENT CHECKLISTS

The IgCC includes the requirement to provide plans for the compliance with the IGCC provisions. These plans include the following:

1. Building Site Waste Management Plan (IgCC Section 406)
2. Construction Material and Waste Management Plan (IgCC Section 503)
3. Indoor Air Quality Management Plan (IgCC Section 801)
4. Commissioning Plan (IgCC Section 902)

Each of these plans has specific items and information that must be included. The following checklists are provided to assist in providing, reviewing and enforcing the plan requirements. These checklists could be provided to developers, designers, consultants and/or contractors to assist in plan development. The plans can be applicable to projects that are not under the requirements of IGCC to facilitate other City programs and requirements. Review, approval and certification lines could be added to the bottom of the checklist if desired to assist in code or program enforcement.

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FURTHER GUIDANCE ANTICIPATED MAY 2016 PER

REGIONAL CODES COORDINATING COMMITTEE

BUILDING SITE WASTE MANAGEMENT PLAN GUIDELINES
IgCC Section 406.1

Note: Plans are typically 8-10 pages in length. The plan shall be completed before the start of project site operations.

Section	Title	Provided By	Completion Date	Verified
Cover	Title, Project Name, Project Address, Plan Date, Plan Provided By			
I	Summary Plan			
	<ul style="list-style-type: none"> • Intent of Site Waste Management Plan • Plan Overview and Goals • Requirements and Strategies 			
II	Personnel and Responsibilities			
	<ul style="list-style-type: none"> • General Contractor • Waste Management Coordinator • Waste Contractor • Recycling Contractor(s) • Sub-contractors 			
III	Materials and Species Identification			
IV	Diversions Measures and Waste Prevention			
V	Contamination Prevention Measures			
VI	Communication and Education Measures			
VII	Motivation Plan			
VIII	Sample Site Waste Management Tracking Chart			
	<ul style="list-style-type: none"> • Expected Project Waste • Disposal Method • Handling Methods 			
IX	Recycling Operations Checklist			
X	Communication Plan Checklist			
XI	Evaluation Plan Checklist			

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FURTHER GUIDANCE ANTICIPATED MAY 2016 PER

REGIONAL CODES COORDINATING COMMITTEE

CONSTRUCTION WASTE MANAGEMENT PLAN GUIDELINES
IgCC Section 503.1

Note: Plans are typically 8-10 pages long. The plan shall be completed before the start of project construction operations.

Section	Title	Provided By	Completion Date	Verified
Cover	Title, Project Name, Project Address, Plan Date, Plan Provided By			
I	Summary Plan			
	<ul style="list-style-type: none"> • Intent of Construction Waste Plan • Plan Overview and Goals • Requirements and Strategies 			
II	Personnel and Responsibilities			
	<ul style="list-style-type: none"> • General Contractor • Waste Management Coordinator • Waste Contractor • Recycling Contractor(s) • Sub-contractors 			
III	Recyclable Materials Identification			
IV	Diversion Measures and Waste Prevention			
V	Contamination Prevention Measures			
VI	Communication and Education Measures			
VII	Motivation Plan			
VIII	Sample Construction Waste Management Tracking Chart			
	<ul style="list-style-type: none"> • Expected Project Waste • Disposal Method • Handling Methods 			
IX	Recycling Operations Checklist with Collection and Retention of Waste Tickets			
X	Communication Plan Checklist			
XI	Evaluation Plan Checklist			

NOT INTENDED FOR USE BY LOCAL GOVERNMENTS
FURTHER GUIDANCE ANTICIPATED MAY 2016 PER
REGIONAL CODES COORDINATING COMMITTEE

INDOOR AIR QUALITY MANAGEMENT PLAN GUIDELINES
 IgCC Section 801.2

Note: Plans are typically 8-10 pages long. The plan shall be completed before the start of project construction operations.

Section	Title	Provided By	Completion Date	Verified
Cover	Title, Project Name, Project Address, Plan Date, Plan Provided By			
I	Summary Plan			
	<ul style="list-style-type: none"> • Intent of IAQ Management Plan • Plan Overview and Goals • Requirements and Strategies 			
II	Personnel and Responsibilities			
	<ul style="list-style-type: none"> • General Contractor • IAQ Coordinator • Sub-contractors • IAQ Testing Entity 			
III	Plan Documentation			
	<ul style="list-style-type: none"> • Where file maintained • Documentation provided to owner at closeout • Meeting minutes • Schedule of filter change outs by location and filter type • Supporting data including a minimum of 15 photographs of IAQ process application • Work orders • Cut sheets for filtration media used • Test reports • Cleaning reports 			
IV	Reference Standards			
	<ul style="list-style-type: none"> • SMACNA IAQ Guidelines for Occupied Buildings Under Construction • ASHRAE 52.2 Method of Testing General Ventilation Air Conditioning Devices for Removal Efficiency by Particle Size 			
V	Contaminants Expected			
VI	Building Construction and Ventilation Features			

Section	Title	Provided By	Completion Date	Verified
VII	HVAC System and Equipment Protection			
	<ul style="list-style-type: none"> • Sealing ductwork and air handling equipment • Use of mechanical systems during construction • Filter use, replacement and tracking • Duct cleaning 			
VIII	Source Control			
	<ul style="list-style-type: none"> • Use of low emission interior products • Modifying equipment operation • Changing work practices • Local temporary exhaust • Covering or sealing of pollutant sources • Controlling pollution at entrances • Protection of stored materials • Protection of materials during and after install • Preventing contamination of completed areas from work under construction • Housekeeping measures during construction 			
IX	Pathway Interruption			
	<ul style="list-style-type: none"> • Dust producing operations • Use of exhaust fans • Use of air handlers during construction • High humidity conditions • Protection of return air systems from dust 			
X	Housekeeping			
	<ul style="list-style-type: none"> • Food protection and disposal • Entryway protection • Materials protection • Air conditioning equipment protection • Use of personal protective equipment • Carpet protection • Cleaning procedures during construction 			
XI	Scheduling			
	<ul style="list-style-type: none"> • Dust and moisture producing operations • HVAC control system operational before using • Exhaust and ventilation systems 			
IX	Building IAQ Testing and Flush Out			
	<ul style="list-style-type: none"> • Testing parameters and schedules • HVAC testing complete and new filters in place • Building flush out upon test failure 			

NOT INTENDED FOR USE BY LOCAL GOVERNMENTS

FURTHER GUIDANCE ANTICIPATED MAY 2016 PER

REGIONAL CODES COORDINATING COMMITTEE

COMMISSIONING PLAN GUIDELINES

IgCC Section 902.3

Note: Plans are typically 12-15 pages long before adding checklists. The initial Commissioning plan should be completed before building permit issue.

Section	Title	Provided By	Completion Date	Verified
Cover	Title, Project Name, Project Address, Plan Date, Plan Provided By			
I	Summary Plan and Overview			
	<ul style="list-style-type: none"> • Intent of Commissioning Plan • Owner's Project Requirements and Goals • Commissioning Strategies 			
II	Personnel and Responsibilities			
	<ul style="list-style-type: none"> • General Contractor • Sub-contractors • Suppliers and Manufacturers • Commissioning Provider 			
III	Communication Channels and Procedures including Document Distribution			
IV	Review Procedures for Design Documents and Submittals			
V	Listing of All Systems and Equipment to be Commissioned			
VI	Description of Detailed Commissioning Process, and Schedules.			
VII	Quality Process and Checklist Requirements and Development Procedures.			
VIII	Procedures for Development and Distribution of Issue Logs			
IX	System Deficiency Correction Procedures			
X	Systems Manual Format, Development Requirements and Distribution			
XI	Preliminary and Final Commissioning Report Format, Requirements, and Distribution			
XII	System and Assembly Checklists for Commissioned Systems – <i>these will be edited and enhanced during construction and Commissioning Process</i>			