

# GG102-14

## 401.2, 405.1.1

**Proponent:** Brenda Thompson, Clark County Development Services, Las Vegas, NV, representing Chair, Sustainability, Energy & High Performance Building Code Action Committee (SEHPCAC)

### Revise as follows:

**401.2 Predesign site inventory and assessment.** An inventory and assessment of the natural resources and baseline conditions of the building site shall be submitted with the construction documents.

The inventory and assessment shall:

1. Determine the location of any protection areas identified in Section 402.1 that are located on, or adjacent to, the building site;
2. ~~Determine whether, and to the degree to which, the native soils and hydrological conditions of the building site have been disturbed and altered by previous use or development;~~
3. Identify *invasive plant species* on the site for removal; and
4. Identify native plant species on the site.

**405.1.1 Soil and water quality protection plan.** A soil and water quality protection plan shall be submitted by the owner and *approved* prior to construction. The protection plan shall address the following:

1. A soils map, site plan, or grading plan that indicates designated soil management areas for all site soils, including, but not limited to:
  1. Soils that will be retained in place and designated as vegetation and soil protection areas (VSPAs).
  2. Topsoils that will be stockpiled for future reuse and the locations for the stockpiles.
  3. Soils that will be disturbed during construction and plans to restore disturbed soils and underlying subsoils to soil reference conditions.
  4. Soils that will be restored and re-vegetated.
  5. ~~Soils disturbed by previous development that will be restored in place and re-vegetated.~~
  6. Locations for all laydown and storage areas, parking areas, haul roads and construction vehicle access, temporary utilities and construction trailer locations.
  7. Treatment details for each zone of soil that will be restored, including the type, source and expected volume of materials, including compost amendments, mulch and topsoil.
  8. A narrative of the measures to be taken to ensure that areas not to be disturbed and areas of restored soils are protected from compaction by vehicle traffic or storage, erosion, and contamination until project completion.
2. A written erosion, sedimentation and pollutant control program for construction activities associated with the project. The program shall describe the best management practices (BMPs) to be employed including how the BMPs accomplish the following objectives:
  1. Prevent loss of soil during construction due to stormwater runoff or wind erosion, including the protection of topsoil by stockpiling for reuse.
  2. Prevent sedimentation of stormwater conveyances or *receiving waters* or other public infrastructure.
  3. Prevent polluting the air with dust and particulate matter.
  4. Prevent runoff and infiltration of other pollutants from construction site, including, but not limited to thermal pollution, concrete wash, fuels, solvents, hazardous chemical runoff, pH and pavement sealants. Ensure proper disposal of pollutants.
  5. Protect from construction activities the designated vegetation and soil protection areas, *flood hazard areas* and other areas of vegetation that will remain on site.

3. A written periodic maintenance protocol for landscaping and stormwater management systems, including, but not limited to:
  1. A schedule for periodic watering of new planting that reflects different water needs during the establishment phase of new plantings as well as after establishment. Where development of the building site changed the amount of water reaching the preserved natural resource areas, include appropriate measures for maintaining the natural areas.
  2. A schedule for the use of fertilizers appropriate to the plants species, local climate and the preestablishment and post-establishment needs of the installed landscaping. Nonorganic fertilizers shall be discontinued following plant establishment.
  3. A requirement for a visual inspection of the site after major precipitation events to evaluate systems performance and site impacts.
  4. A schedule of maintenance activities of the stormwater management system including, but not limited to, cleaning of gutters, downspouts, inlets and outlets, removal of sediments from pretreatment sedimentation pits and wet detention ponds, vacuum sweeping followed by high- pressure hosing at porous pavement and removal of litter and debris.
  5. A schedule of maintenance activities for landscaped areas including, but not limited to, the removal of dead or unhealthy vegetation; reseeding of turf areas; mowing of grass to a height which optimizes lawn health and retention of precipitation.

**Reason:** If all disturbed soils to be restored and re-vegetated are required to be identified on the soil and water quality protection plan there is no need to identify when (previous development) the soil disturbance took place. The information re: previous development is moot and should be stricken.

Other than Section 405.1.1 and the "*previous development*" language proposed for deletion, there is no place in the code that requires the code official to have or use information about the historical use or alteration of the soil or the site hydrology.

There is no point in the code requiring extensive and expensive analysis of the history of a site when the information will not be used to regulate the site. If the owner or designer wants this information they are free to pursue it on a voluntary basis.

This proposal was submitted by the ICC Sustainability Energy and High Performance Code Action Committee (SEHPCAC). The SEHPCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance International Codes with regard to sustainability, energy and high performance as it relates to the built environment included, but not limited to, how these criteria relate to the International Green Construction Code (IgCC) and the International Energy Conservation Code (IECC). This includes both the technical aspects of the codes as well as the code content in terms of scope and application of referenced standards. In 2012 and 2013, the SEHPCAC has held six two-day open meetings and 50 workgroup calls, which included members of the SEHPCAC as well as any interested parties, to discuss and debate proposed changes and public comments. Related documentation and reports are posted on the SEHPCAC website at: <http://www.iccsafe.org/cs/SEHPCAC/Pages/default.aspx>.

**Cost Impact:** Will not increase the cost of construction.

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