GG105-14

302.1, 402.2., 402.2.3 (NEW), 402.2.3

Proponent: John McShane, U.S. Environmental Protection Agency, representing USEPA and Alan Luloff, Association of State Flood Plain Managers

Revise as follows:

302.1 Requirements determined by the jurisdiction.

The jurisdiction shall indicate the following information in Table 302.1 for inclusion in its code adopting ordinance:

1. The jurisdiction shall indicate whether requirements for residential buildings, as indicated in Exception 1 to Section 101.3, are applicable by selecting "Yes" or "No" in Table 302.1. Where "Yes" is selected, the provisions of ICC 700 shall apply and the remainder of this code shall not apply.
2. Where the jurisdiction requires enhanced energy performance for buildings designed on a performance basis, the jurisdiction shall indicate a zEPI of 46 or less in Table 302.1 for each occupancy required to have enhanced energy performance.
3. Where "Yes" or "No" boxes are provided, the jurisdiction shall check the box to indicate "Yes" where that section is to be enforced as a mandatory requirement in the jurisdiction, or "No" where that section is not to be enforced as a mandatory requirement in the jurisdiction.

NOTE: This version of the code change proposal has been updated to include all reported errata.

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 (townhouses) 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.	□Yes	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.	□Yes	□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.	□Yes	□No
CHAPTER 4. SITE DEVELOPMENT AND LAND USE			
402.2.1	Flood hazard area preservation, general	□Yes	□No
402.2.2	Flood hazard area preservation, specific	□Yes	□No
<u>402.2.3</u>	<u>Flood hazard area preservation, limitation on fill</u>	<u>□Yes</u>	<u>□No</u>
402.3	Surface water protection	□Yes	□No
402.5	Conservation area	□Yes	□No
402.7	Agricultural land	□Yes	□No
402.8	Greenfield sites	□Yes	□No
407.4.1	High-occupancy vehicle parking	□Yes	□No
407.4.2	Low-emission, hybrid and electric vehicle parking	□Yes	□No
409.1	Light pollution control	□Yes	□No
CHAPTER 5. MATERIAL RESOURCE CONSERVATION AND EFFICIENCY			
503.1	Minimum percentage of waste material diverted from landfills	□50% □65% □75%	
CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY AND CO_2e EMISSION			
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:	
604.1	Automated demand response infrastructure	□Yes	□No
CHAPTER 7. WATER RESOURCE CONSERVATION, QUALITY AND EFFICIENCY			
702.7	Municipal reclaimed water	□Yes	□No
CHAPTER 8. INDOOR ENVIRONMENTAL QUALITY AND COMFORT			
804.2	Post-Construction Pre-Occupancy Baseline IAQ Testing	□Yes	□No
807.1	Sound transmission and sound levels	□Yes	□No
CHAPTER 10. EXISTING BUILDINGS			
1007.2	Evaluation of existing buildings	□Yes	□No
1007.3	Post Certificate of Occupancy zEPI, energy demand, and CO_2e	□Yes	□No

NOTE: This version of the code change proposal has been updated to include all reported errata.

Revise as follows:

402.2. Flood hazard areas. For locations within *flood hazard areas*, unless compliance with Section 402.2.1, ~~or~~ Section 402.2.2, or Section 402.2.3 is required by Table 302.1, new buildings and structures and *substantial improvements* shall comply with Section 402.2.4 ~~402.2.3~~.

Add new text as follows:

402.2.3 (New)Flood hazard area preservation, limitation on fill. Where this section is indicated to be applicable in Table 302.1, fill shall not be used to support slab-on-grade foundations for new buildings and structures and substantial improvements.

Revise as follows:

402.2.~~3~~4 Development in flood hazard areas. New buildings, structures and *substantial improvements* constructed in *flood hazard areas* shall be in compliance with Section 1612 of the *International Building Code* provided the lowest floors are elevated or dry floodproofed to not less than 1 foot (25 mm) above the elevation required by Section 1612 of the *International Building Code*, or the elevation established by the jurisdiction, whichever is higher.

Reason: Fill used to elevate buildings in flood hazard areas can cause adverse environmental impacts. Most communities specify a maximum 2:1 slope or fill, in part to make lawn maintenance safer. That slope requirement can lead to significant areas of ground disturbance, loss of mature trees, and possible wetlands encroachment. Changes in drainage patterns can increase flooding of neighboring properties, creating liability for damage. Fill that is used to elevate buildings on slab foundations may slump when saturated or be eroded by moving flood waters, leading to structural damage when the slab is unsupported. For these reasons, some communities elect to limit the use of fill. This proposal gives communities that option, which has the added benefit of reinforcing other measures to preserve natural resources specified in Section 402. The National Flood Insurance Program's Community Rating System provides credits to communities that limit the use of fill, helping to reduce the cost of flood insurance for all property owners in those communities.

Cost Impact: Will not increase the cost of construction. This proposal could lower costs because, on average, elevating buildings on fill costs more than elevating buildings on other types of foundations.