

GG111-14

202, 402.8

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Delete without substitution:

SECTION 202 DEFINITIONS

~~**DIVERSE USE CATEGORIES.** Categories of occupancies and land uses which are designated as either community, retail or service facilities.~~

~~**Community facilities.** The community facilities category includes: child care; civic or community center; a building containing a place of worship; police or fire station; post office, public library, public park, school, senior care facility, homeless shelter, and similar social services facilities.~~

~~**Retail uses.** The retail use category includes: convenience store, florist, hardware store, pharmacy, grocery or supermarket and similar retail uses.~~

~~**Service uses.** The service use category includes: bank, coffee shop or restaurant; hair care; health club or fitness center; laundry or dry cleaner, medical or dental office and similar service uses.~~

Revise as follows:

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.

Exception: The development of new buildings and associated site improvements shall be permitted on *greenfield* sites where the jurisdiction determines that adequate infrastructure exists, or will be provided, and where the sites comply with not less than one of the following:

1. The *greenfield* site is located within ¼ mile (0.4km) of developed residential land with an average density of not less than 8 dwelling units per acre (19.8 dwelling units per hectare).
2. The *greenfield* site is located within walkable proximity of neighborhood assets in accordance with ASTM WK31423. ¼ mile (0.4 km) distance, measured over roads or designated walking surfaces, of not less than 5 diverse uses and with ½ mile (0.8 km) walking distance of not less than 7 diverse uses. The diverse uses shall include not less than one use from each of the following categories of diverse uses; retail, service or community facility.
3. The *greenfield* site has access to transit service. The building on the building site shall be located in compliance with one of the following:

- 3.1. Within ¼ mile (0.4 km) distance, measured over designated walking surfaces of existing or planned bus or streetcar stops.
- 3.2. Within ½ mile (0.8 km) distance, measured over designated walking surfaces of existing or planned rapid transit stops, light or heavy passenger rail stations ferry terminals, or tram terminals.
4. The *greenfield* site is located adjacent to areas of existing development that have connectivity of not less than 90 intersections per square mile (35 intersections per square kilometer). Not less than 25 percent of the perimeter of the building site shall adjoin, or be directly across a street, public bikeway or pedestrian pathway from the qualifying area of existing development.
 - 4.1. Intersections included for determination of connectivity shall include the following:
 - 4.1.1. Intersections of public streets with other public streets;
 - 4.1.2. Intersections of public streets with bikeways and pedestrian pathways that are not part of a public street for motor vehicles; and
 - 4.1.3. Intersections of bikeways and pedestrian pathways that are not part of a public street for motor vehicles with other bikeways and pedestrian pathways that are not part of a public street for motor vehicles.
 - 4.2. The following areas need not be included in the determination of connectivity:
 - 4.2.1. Water bodies, including, but not limited to lakes and wetlands.
 - 4.2.2. Parks larger than ½ acre (2023 m²), designated conservation areas and areas preserved from development by the jurisdiction or by the state or federal government.
 - 4.2.3. Large facilities including, but not limited to airports, railroad yards, college and university campuses.

Add new standard(s) as follows:

ASTM

WK31423 New Specification for Standard Specification for Sustainably Siting A Building Relative to the Proximity to Public Transit

Reason: The *Standard Specification for Demonstrating that a Building's Site is in Proximity to Neighborhood Assets*, a product of the Building and Construction Subcommittee of ASTM's Sustainability Committee, provides a set of requirements for determining, measuring, and reporting whether a building is in sufficient proximity of neighborhood assets to allow occupants opportunity to walk to typical destinations. We recommend that the current language under item 2 of the Exception to 402.8 be amended to be based on the new standard, because:

1. The current IgCC language depends on the definition of "diverse use categories" in Section 202. That definition is not enforceable, as it leaves much up to the interpretation of the builder and code official. See, especially, the language at the end of each of the categories: "and similar social services facilities," "and similar retail uses," and "similar service uses." No criteria are provided to help define what is "similar," thus creating a vague definition that leaves the builder and code official in a tough spot. The proposal, which is based on the use of NAICS codes, would render the definition unnecessary and allow it to be deleted.
2. The ASTM standard requires that assets be within ½ mile of the building site, while IgCC currently requires that most assets be within ¼ mile to be counted. The longer distance adds flexibility that will increase the applicability to suburban and urban neighborhoods.
3. The minimum number of required assets for the ASTM standard is 6, or 4 with a grocery store, whereas IgCC currently requires a minimum of 7 assets. The lower bar will further increase the applicability of the requirement to more types of neighborhoods.
4. The ASTM standard adds precision to the measurement of distance between the building site and assets requirements that add precision to the measurement and documentation processes.

The terms "neighborhood assets," "diverse uses," and "community services" are used interchangeably in green building and urban planning writings and initiatives. "Neighborhood assets" is offered here as a replacement for the term currently used in IGCC (i.e., "diverse uses"), both because it is the term used in the ASTM standard and because it may be "neighborhood assets" clearer to a non-urban planning audience.

Cost Impact: Will not increase the cost of construction.

Analysis: A review of the standard proposed for inclusion in the code, ASTM WK31423 with regard to the ICC criteria for referenced standards (Section 3.6 of CP#28), will be posted on the ICC website on or before April 1, 2014.

GG111-14: 402.8 #1-GITLIN823