

GG223-14

Section 508 (New), 508.1 (New), Section 202 (New)

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Add new definition as follows:

SECTION 202 DEFINITIONS

FINISH BUILDING AREA. Total square foot area of exterior walls, floors, and ceilings and interior walls, floors, and ceilings.

Add new text as follows:

SECTION 508 DURABLE FINISHES

508.1 Minimum area. Not less than 55 percent of the total finish building area shall consist of materials or assemblies that do not require site-applied finishing or re-occurring finishing as a part of the maintenance process. Qualifying materials or assemblies shall exhibit a minimum finish life expectancy of 25 years.

Reason: This addition brings in a durability aspect to the code which is sorely missing. By requiring prefinished durable products both short and long term impacts on the environment are reduced. This concept is currently used in the National Green Building Standard and California Green Buildings Standards Code.

Cost Impact: Will not increase the cost of construction. Although it's hard to quantify the cost impact of this requirement depending on the material application, short term costs may vary, however long term maintenance costs could potentially go down with this change.

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