

# GG17-14

## 101.3.2 (New), 302.1, Table 302.1, 304.1 (New), Chapter 12

**Proponent:** Mike Collignon, representing Green Builder Coalition  
(mcollignon@greenbuildercoalition.org)

**Add new text as follows:**

**101.3.2 Low-rise Residential Construction.** Where selected as a jurisdictional requirement in accordance with Section 302.1, the following buildings, including the building sites and accessory structures, shall comply with ICC 700 or Section 304.

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.
2. Group R-3.
3. Group R-2 and R-4 residential buildings four stories or less in height above grade plane.

**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 with a performance level of silver or above or Section 304 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.

**TABLE 302.1  
REQUIREMENTS DETERMINED BY THE JURISDICTION**

Section	Section Title or Description and Directives	Jurisdictional Requirements	
<b>CHAPTER 1. SCOPE</b>			
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 <u>with a performance level of Silver or above or Section 304.</u>	<input type="checkbox"/> Yes	No <input type="checkbox"/>
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 <u>with a performance level of Silver or above or Section 304.</u>	<input type="checkbox"/> Yes	No <input type="checkbox"/>
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 <u>with a performance level of Silver or above or Section 304.</u>	<input type="checkbox"/> Yes	No <input type="checkbox"/>

*(Portions of table not shown remain unchanged.)*

**Add new text as follows:**

**304.1 Low Rise Residential Construction.** Where projects that include residential buildings not more than 3 stories in height above grade plane are intended to be regulated by this section in accordance with Table 302.1, such projects shall comply with the following:

1. Not less than 30 percent of roof run-off shall be collected and diverted to landscape areas utilizing gutters, downspouts, scuppers, grading, swales, micro-basins or rainwater collection and storage system.
2. Not less than 75 percent of existing on-site native plants shall be salvaged.
3. Improved landscaping shall be native or Xeriscape.
4. Automatic irrigation system controllers shall include weather- or soil moisture-based controllers that automatically adjust irrigation rates in response to changes in weather conditions.
5. Termite control consisting of non-toxic materials such as borate treatment, physical barriers and pest-resistant building materials shall be provided.
6. A construction waste management plan in accordance with Section 503.1 shall be provided.
7. Wood used to construct the building or other elements on the building site shall not be tropical wood.
8. Dwellings shall comply with the International Energy Conservation Code.
9. Exterior lighting shall be provided with daylight sensors with a manual override switch to turn the exterior lighting off.
10. Building service water heater systems shall comply with Section 607.
11. Hot water lines, such as, but not limited to, trunk lines, branch lines, joints, elbows, and lines installed under floor slabs and within conditioned spaces, throughout the building shall have an insulation value of not less than R-3

**Exception:** Branch lines of a central manifold or parallel-connected distribution system are not required to be insulated.

12. Toilets shall have a flush rate of not more than 1.28 gallons.
13. Lavatory faucets shall have a flow rate of not more than 1.5 gpm.
14. Shower heads shall have a flow rate of not more than 2.0 gpm.
15. Air handling equipment or ductwork shall not be located inside a garage unless it is located in an isolated or air sealed mechanical room or space.
16. Duct openings shall be protected during construction in accordance with Section 803.1.1 or the ducts, coils and blower fan shall be cleaned before occupancy.
17. Emissions from composite wood products, adhesives and sealants, architectural paints and coatings, flooring and insulation shall be limited in accordance with Section 806.
18. Central vacuum systems shall be provided with outside exhaust.
19. Mechanical kitchen and bathroom exhaust fans shall vent to the outdoors and be installed in accordance with ASHRAE 62.2.
20. Combustion appliances shall be vented.
21. Space and water heating equipment shall be closed combustion or power-vented or located in a detached building or open-air facility.
22. The use of HCFC-free foam insulation shall not be prohibited.
23. Buildings in radon zone 1 shall comply with the radon-resistant construction requirements of Appendix F of the International Residential Code.
24. Buildings in radon zone 2 shall be tested and where results are determined to exceed safe radon limits, the building shall comply with the radon-resistant construction requirements of Appendix F of the International Residential Code.

**Add new standard as follows:**

#### **ASHRAE**

62.2-2013 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings

**Reason:** There needs to be a "floor" for sustainable low-rise residential construction. Gone are the days where we can stand by or look the other way when it comes to irresponsible building practices. We know better.

ICC-700 is a residential standard, not a code. As of December 2013, the IgCC has been adopted in more than twice as many jurisdictions as ICC-700. Adding this set of provisions as a jurisdictional option will help ensure more communities can easily incorporate a residential component of the IgCC.

It is important to note this proposal does not eliminate ICC-700 (Silver performance level or above) as a compliance path for low-rise residential in the IgCC. But code officials should have a non-points based, non-partisan set of minimum requirements as a compliance option for sustainable low-rise residential construction within the IgCC.

**Bibliography**

2013 California Green Building Standard <https://law.resource.org/pub/us/code/bsc.ca.gov/gov.ca.bsc.2013.11.pdf>

2012 City of Dallas Green Construction Code [http://www.dallascityhall.com/building\\_inspection/greenBuilding.html](http://www.dallascityhall.com/building_inspection/greenBuilding.html)

**Cost Impact:** Will increase the cost of construction.

**Analysis:** This code change proposal addresses the scope and application of the International Green Construction Code. Therefore, the final action taken on this code change proposal will be limited to an advisory recommendation to the ICC Board of Directors who will determine the final disposition of this code change proposal in accordance with Section 1.3 of CP28, which stipulates that the ICC Board of Directors determines the scope of the I-Codes.

A review of the standard proposed for inclusion in the code, ASHRAE 62.2 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.

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GG17-14 : 101.3.2 (NEW)-COLLIGNON824