GG284-14

1001.3, 1001.3.1 (New), 1001.3.2 (New), 1001.3.3 (New), 1003.2

Proponent: Brenda Thompson, Chair, Sustainability, Energy and High Performance Code Action Committee (SEHPCAC)

Revise as follows:

1001.3 Compliance. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of this chapter. Where such work is undertaken, compliance with Sections 1001.3.1, 1001.3.2 and 1001.3.3 shall be required.

Exceptions:

1. Where the application of the requirements of Sections 1001.3.1, 1001.3.2 and 1001.3.3 to the unaltered spaces are determined by the *code official* to be infeasible based upon the existing configuration of spaces.
2. Materials, assemblies and components regulated by Sections 1001.3.1, 1001.3.2 and 1001.1.3.3 that are dependent upon properties of other concealed materials, assemblies or system components to function properly and where the properties of the concealed materials, assemblies or components are unknown or insufficient and will not be revealed during construction.
3. Where a tenant in a multi-tenant *building* does not have control within that tenant space of a complete system or item, compliance for that complete system or item shall not be required.

Add new text as follows:

1001.3.1 Heating, ventilation and air conditioning. Heating, *ventilation* and air conditioning systems and equipment shall be in accordance with the following:

1. Non-functioning thermostats shall be repaired or replaced.
2. Leaking accessible supply air and return ducts shall be sealed in accordance with Section 606.3 with *approved* sealants.
3. Outside air dampers, damper controls and linkages controlled by HVAC units shall be in good repair and adjustment.
4. Hot water and steam leaks, defective steam traps and radiator control, relief, and vent valves in accessible piping shall be repaired or replaced.
5. Leaking accessible chilled water lines and equipment shall be repaired or replaced.
6. The programming of the building management systems (BMS) shall be tested and verified to confirm that schedules, alarms, lockouts and other performance algorithms operate as intended for the building.
7. Furnace combustion units shall have been cleaned and tuned within one year prior to the alteration. Filters shall be replaced in accordance with the furnace manufacturer's recommendations.
8. Chiller systems shall have been cleaned and tuned within one year prior to the alteration.
9. For motor-driven systems and equipment, filters shall be cleaned or replaced, and belts and other coupling systems shall be repaired.

1001.3.2 Service water systems. Defective hot and cold water piping and equipment within service water systems shall be repaired or replaced as follows:

1. The water supply shall meet the minimum flow and temperature requirements of the *International Plumbing Code* or the code in force at the time the building was constructed.

2. Leaking pipes, valves and equipment shall be repaired or replaced.

1001.3.3 (New) Motor-driven equipment. Leaking compressed air or pumped water systems shall be repaired or replaced.

Revise as follows:

1003.2 Requirements for alterations. Alterations of portions or components of buildings shall comply with Sections 1001.3 and 1003.2.1 through 1003.2.7.

Exceptions:

1. The total cost of improvements required by Sections 1003.2.1 through 1003.2.7 shall not be required to exceed 10 percent of the costs of the alterations exclusive of land and building site improvements. The costs of alterations shall include costs related to Section 1001.3, but shall not limit its application.
2. This section shall not require compliance that exceeds that required for systems regulated by Chapters 6 through 8 of this code.
3. Materials, assemblies and components regulated by Sections 1003.2.1 through 1003.2.7 that are dependent upon properties of other concealed materials, assemblies or system components to function properly and where the properties of the concealed materials, assemblies or components are unknown or insufficient and will not be revealed during construction.
4. Alterations are not required to comply with the requirements of Sections 1003.2.1 through 1003.2.7 where the *code official* determines the alterations to be *infeasible based* upon the existing configuration of spaces, unless those spaces or portions thereof will be reconfigured as part of the alteration project.
5. Where a tenant in a multi-tenant building does not have control within that tenant space of a complete system or item, compliance for that complete system or item shall not be required.
6. Where the total cost of the alteration to the existing building is less than the percent of the value of the building as indicated in Table 1003.2, compliance with Sections 1003.2.1 through 1003.2.7~~1003.2~~ shall not be required. The percent value of the building shall be determined by the original construction cost plus completed improvement costs of the building.

Reason: Proponents in the 2011 IgCC code development cycle unintentionally deleted the basic minimum requirements for existing buildings that were required to be complied with whenever buildings were altered or added to. Those proponents, the Preview Group and AIA, were attempting to move these requirements in GG708 and assumed that deleting them in GG719 would be coordinated with that action. However, deletions overrule in the ICC code development process and, therefore, these provisions were not included in the 2012 IgCC.

This proposal reinstates the "minimum energy, HVAC and water requirements" for existing buildings that were contained in IgCC PV 2.0 and were unintentionally deleted by GG719. This proposal retains the reorganization proposed by GG708 and GG719. It also adds clarification to proposed Sections 1001.3.2 and 1001.3.3, as compared to the equivalent section in PC 2.0, that improves its enforceability. These provisions address basic minimum and relatively minor items, including requirements to repair plumbing and duct leakages and verify that thermostats are functioning, etc. The proposed provisions require that these items be addressed whenever existing buildings are altered, repaired, added to, or change occupancy. These provisions are generally beneficial to owners that intend to continue to operate their building in an efficient and cost effective manner over the buildings life. These provisions pose no hardship.

This proposal also includes changes to these sections other than those proposed by GG719 that were approved in the 2011 code development process and which, were it not for the unintended deletion of these requirements by GG719, would have become part of the 2012 IgCC.

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 increase the cost of construction. This proposal may increase the cost of construction.

GG284-14 : 1001.3-THOMPSON321