

## GG289-14

### 1003.2, 1003.2.8 (New)

**Proponent:** Garrett Stone, Brickfield, Burchette, Ritts & Stone, representing Brickfield, Burchette, Ritts & Stone (gas@bbrslaw.com); Brian Dean (Brian.Dean@icfi.com); William Prindle (william.prindle@icfi.com); Maureen Guttman (mguttman@ase.org); Harry Misuriello (misuriello@verizon.net)

#### Revise as follows:

**1003.2 Requirements for alterations.** Alterations of portions or components of buildings shall comply with Sections 1003.2.1 through 1003.2.78.

#### 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.
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 Section 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.

#### Add new text as follows:

**1003.2.8 Insulation and fenestration criteria.** New building thermal envelope components installed as alterations to existing buildings shall meet the applicable prescriptive requirements for U-factor, C-factor, F-factor and SHGC in Section 605.1.1.

**Reason:** This proposal applies a consistent set of prescriptive requirements to new thermal envelope components, regardless of whether they are installed in new construction or as part of an addition or alteration to an existing building. Section 1002: Additions already applies the requirements of the IgCC (including thermal envelope requirements) to the new portion of the building. However, there is not currently a provision that specifies thermal envelope requirements for alterations to existing buildings.

The scope of the IgCC is intended to cover "the design, construction, addition, alteration, change of occupancy, relocation, replacement, repair, equipment, building site, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures ..." See Section 101.3. Although Section 1003.1 specifies that "Alterations to existing buildings and building systems shall be in accordance with the provisions of this code for those assemblies, systems and components being altered," and although there are several specific requirements for systems and lighting, there are no specific requirements for thermal envelope components in Section 1003. While it is reasonable to interpret the current code to require that new envelope components in an alteration must meet the same envelope requirements as in new construction, an additional section would clarify that requirement and bring more consistency to implementation.

To address any concerns that certain components would be infeasible based on the configuration of the existing building, Section 1003.2(4) already provides an exception for those situations. However, when an existing building is undergoing alteration, and new components are being installed, it is reasonable to require those components to achieve the same level of energy conservation as would be required for new construction or additions.

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

GG289-14 : 1003.2 #1-STONE912

---