

GG290-14

1003.2, 1003.2.8 (New)

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Revise as follows:

1003.2 Requirements for alterations. Alterations of portions or components of buildings shall comply with Sections 1003.2.1 through 1003.2.7.8

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 Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable prescriptive requirements for U-factor and SHGC in Section 605.1.1.

Reason: This proposal adds a simple requirement similar to the requirement that has been in the residential chapter of the IECC for a decade and was recently added to the 2015 IECC commercial chapter. See CE75-13. Window replacement is one of the most common and effective opportunities to significantly improve the energy efficiency of an existing building. While we believe the current Section 1003.1 already requires envelope components such as windows to meet the energy conservation requirements of Chapter 6 (among other requirements in the code), because window replacements are so common, it is important to clarify this by specifically calling out replacement fenestration in its own section.

There are already specific requirements outlined for other common alterations to the building, such as lighting (1003.2.4), insulation of unconditioned attics (1003.2.6), and roof replacement insulation (1003.2.7). This section does not require the replacement of windows. Where windows are replaced, however, the new windows will be required to meet the same level of efficiency as windows used in new construction. This is a simple clarification of code requirements that will lead to improved energy savings.

Cost Impact: Will increase the cost of construction

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