

GG313-14

1007.4 (New), 1007.4.1 (New), 1007.4.2 (New)

Proponent: David Collins, The Preview Group, Inc., representing American Institute of Architects (dcollins@preview-group.com)

Add new text as follows:

1007.4 Sale of existing buildings and portions of buildings. Buildings or portions of buildings that are sold shall comply with Sections 1001.5, 1001.6 and 1001.7 within 1 year of sale.

1007.4.1 Responsibility for compliance. The buyer and seller shall share responsibility for compliance. Allocation of responsibility for compliance shall be by agreement between buyer and seller. Upon completion of the work the responsible party shall file a notice of compliance with the jurisdiction.

1007.4.2 Certificate of non-compliance. If the building is not in compliance with this section at the end of the compliance period the jurisdiction shall file in the office of the recorder, a certificate describing the property and certifying that the building is not in compliance with this section and that the owner has been so notified at least 14 days prior. If the building is brought into compliance with this section, the jurisdiction shall, within 14 days, file a new certificate with the county recorder certifying that the building is in compliance with this section.

Reason: The intent of the existing building provisions in the IgCC should require that any work done on an existing building, or any major change to the building's condition, results in an incremental improvement in the sustainable performance of the building. This proposed revision will further that goal for buildings which are sold.

This proposal assumes that additional basic requirements will be added to Section 1001 which are to be triggered by any permitted work. This proposal extends the requirement to make those basic improvements upon the sale of the building.

The additional requirements proposed in another code change for Section 1001 add a set of readily undertaken improvements to existing buildings. These relatively simple and low-cost measures will result in improved building performance for existing buildings. The requirements are simple and rational and will yield measurable building performance improvements for minimal investment. The measures could readily be done at the time of building sale. The measures basically involve repairing deferred maintenance items like broken thermostats, replacing filters and verifying that ducts are sealed. The work could be done at a time when the original owner is moving out and the new owner moving in. Even if the building sale resulted in only a change of ownership, without a change of occupant, as in tenancy situations, the work can be readily done with minimal interruption to occupants. The required work would result in improved building efficiency and very likely provide for improved occupant comfort as well.

Cost Impact: Will not increase the cost of construction

GG313-14 : 1007.4 (NEW) #2-COLLINS759