

GG314-14

Table 302.1, 1007.4 (New)

Proponent: Jim Edelson, New Buildings Institute, representing New Buildings Institute

Add new text as follows:

1007.4 Post occupancy minimum energy performance. Where the jurisdiction indicates in Table 302.1 that post occupancy minimum energy performance is required, buildings of the occupancies listed in Table 302.1 shall be maintained and operated to achieve a source energy use index (EUI) less than or equal to the value from Table 302.1 based on the occupancy . Where a building has multiple occupancies from Table 302.1, the maximum allowable energy use shall be based on the total gross floor area of each occupancy in relation to the total gross floor area of all occupancies within the building. The source energy use index (EUI) shall cover the complete calendar year and include energy consumed by the building and building site from all forms of energy defined in Sections 603.3.1 through 603.3.6, converted to source Btus in accordance with Sections 602.1.2.2 and 602.1.2.3, and shall be reported on, or before, March 1 of the following year.

Revise as follows:

**TABLE 302.1
REQUIREMENTS DETERMINED BY THE JURISDICTION**

Section	Section Title or Description and Directives	Jurisdictional Requirements	
CHAPTER 10. EXISTING BUILDINGS			
1007.2	Evaluation of existing buildings	Yes	No
1007.3	Post Certificate of Occupancy zEPI, energy demand, and CO ₂ e	Yes	No
1007.4	<u>Post Certificate of Occupancy Minimum Energy Performance - The jurisdiction shall indicate a source EUI in each occupancy for which it intends to require Post Certificate of Occupancy Minimum Energy Performance.</u>	<u>Occupancy: ___ EUI: ___</u>	

(Portions of table not shown remain unchanged.)

Reason: According to the Urban Land Institute, New Construction and Major Renovations impact only 1-2% of the building stock in a typical year. For the larger population of existing buildings, building codes' primary means of improving energy efficiency are through alterations. However, as current codes are formulated, the scope of that impact is generally limited to the scope of the alteration. Code requirements generally apply only to the alterations and not to the energy efficiency of the whole building. This highlights the inability of a jurisdiction's energy code to improve the energy efficiency of its whole building stock.

With its existing buildings chapter and jurisdictional electives, the IgCC provides a unique opportunity to move beyond the limitations of traditional codes. This proposal adds an additional jurisdictional elective that would allow a jurisdiction to set a performance "floor," a minimum performance threshold, for its building stock. This would allow a jurisdiction to make egregious inefficiency a code violation, subject to the standard violation mechanisms already used by jurisdictions. Setting aspirational targets can be complicated because the targets must account for usage variables such as occupancy schedule, occupancy density, etc. However, setting a threshold for the "floor" does not suffer this problem, because it is a level of performance that no building, regardless of how it is being used, should fall below.

Setting a minimum performance threshold is not appropriate for every jurisdiction since not every jurisdiction has the authority or the will to do so. Therefore, this proposal utilizes the jurisdictional electives so that it will only apply to those jurisdictions that desire such a provision and can enforce it. Following the precedent of the "zEPI of jurisdictional choice" the actual EUI threshold is left for the jurisdiction to apply, so that the threshold is appropriate for that jurisdiction's building stock and truly represents the very worst performing buildings.

This jurisdictional elective will give the IgCC that national leadership for jurisdictions looking for ways to have their entire building stock contribute to policy goals, not just the new buildings.

Cost Impact: Will not increase the cost of construction

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