

ORDINANCE NO. \_\_\_\_\_

ORDINANCE: To Amend Chapter 5 of the Rockville City Code, Entitled “Building and Property Maintenance Regulations,” Article XIV to adopt and amend the International Code Council (ICC) International Green Construction Code, 2021 edition, and the ICC 700 National Green Building Standard, 2020 edition.

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND** as follows:

SECTION I - That Chapter 5 of the Rockville City Code, entitled “Building and Property Maintenance Regulations,” be amended as follows:

**Chapter 5**

**BUILDING AND PROPERTY MAINTENANCE REGULATIONS**

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**ARTICLE XIV. GREEN BUILDING REGULATIONS**

**DIVISION 1. GENERALLY**

**Sec. 5-301. Scope.**

This article places additional "green building" requirements on certain ~~structures sizes and various types of new construction and redevelopment activities~~ within Rockville.

**Sec. 5-302. Application of former code.**

At the written request of an applicant, the Building Official must apply the version of this article in effect on July 31, 2026, to a permit application under this article that meets one of the following criteria:

- (1) The applicant has provided the Building Official with proof of a design or construction contract for the project that was signed on or before July 31, 2026, and has submitted the permit application by July 31, 2027;
- (2) The permit application is for a project subject to a site plan approved on or before July 31, 2026, that remains unexpired on the date of submittal of the permit application; or

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- (3) The permit application is for a project subject to a pending site plan application submitted on or before July 31, 2026, that is under active review by City staff on the date of submittal of the permit application.

**~~Building code compliance required.~~**

~~This code is an overlay document to be used in conjunction with the other codes and standards adopted by the City of Rockville. This code is not intended to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances.~~

**~~Sec. 5-303. Green building applicability.~~**

~~Except as provided in section 5-304 and section 5-322 of article XIV, Green building regulations, these requirements shall apply to construction of all new buildings, and the following additions, reconstruction and alterations to buildings:~~

- ~~(1) Additions of seven thousand five hundred (7,500) gsf or more to an existing non-residential or multi-unit residential building;~~
- ~~(2) Alterations of more than fifty (50) percent of the gsf of a non-residential or multi-unit residential building if the altered area is seven thousand five hundred (7,500) gsf or larger;~~
- ~~(3) Alterations to existing one and two family dwellings and additions meeting the criteria for "new construction" or "substantial reconstruction" as defined in article VI, section 5-102, R202.~~

**~~Sec. 5-304. Buildings and structures exempt.~~**

~~The following construction is exempt from the requirements of this article:~~

- ~~(1) Accessory buildings and structures, as defined by section 25.09.03 (Zoning Ordinance) of the Rockville City Code;~~
- ~~(2) Temporary structures as defined by section 25.09.04 (Zoning Ordinance) of the Rockville City Code.~~

**~~Sec. 5-305. Certification not required.~~**

~~Compliance with this article does not require a construction project to obtain certification from the U.S. Green Building Council or any other "green" certification organization. The City, as described in division 2 of this article, shall perform evaluation for compliance with the provisions of this article.~~

**~~Secs. 5-303306—5-310. Reserved.~~**

*DIVISION 2. ADMINISTRATION AND ENFORCEMENT*

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~~Secs. 5-314, 5-315. Reserved.~~

*~~DIVISION 3. DEFINITIONS~~*

**~~Sec. 5-316. Definitions.~~**

~~Words defined in this article are intended only for use with sections of this article or any document referred to in this article.~~

~~ANSI means the American National Standards Institute.~~

~~Alteration, when applied to a building or structure or its service equipment, means:~~

- ~~(1) A change or rearrangement in the structural parts or in the exit facilities;~~
- ~~(2) A vital change in the service equipment;~~
- ~~(3) An enlargement whether by extending laterally or by increasing in height;~~
- ~~(4) The moving from one (1) location or position to another; or~~
- ~~(5) The change in occupancy from one (1) use group to another of different legal requirements.~~

~~Building means a structure having one (1) or more stories and a roof, designed primarily for the shelter, support, or enclosure of persons, animals, or property of any kind; and is not an accessory building as defined in section 25.09.03 of the Zoning Ordinance of the City of Rockville.~~

~~City Manager means the City Manager for the City of Rockville, or their designee.~~

~~ENERGY STAR means the joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy designed to identify and promote energy efficient products and practices.~~

~~EPA means the U.S. Environmental Protection Agency.~~

~~Green building means a holistic approach to design, construction, operation, maintenance and demolition that minimizes the building's impact on the environment, the occupants and the community.~~

~~GSF means gross square footage. GSF is the sum of all areas on all floors of a building included within the outside faces of the exterior walls, including floor penetration areas, however insignificant, for circulation and shaft areas that connect one floor to another.~~

~~LEED® means the Leadership in Energy and Environmental Design green building rating system, version 4 or the most current mandated version by the U.S. Green Building Council. Individual rating systems, and the associated checklists, have been created for several different building categories.~~

~~Multi-unit residential means residential structures not governed by the provisions of article VI of this chapter.~~

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~~National Green Building Standard (NGBS) means the ANSI approved residential green building standard released by the National Association of Home Builders (NAHB) in coordination with the International Code Council (ICC700 2015). For multi-unit and low-rise residential buildings, the NGBS may be used as an equivalent rating system.~~

~~Non-residential means commercial, industrial, institutional, governmental and the non-residential portions of mixed-use developments.~~

~~USGBC means the U.S. Green Building Council, creator and maintainer of the LEED® green building rating system.~~

**Secs. 5-3147—5-320. Reserved.**

***DIVISION 34. NON-RESIDENTIAL AND MULTI-UNIT RESIDENTIAL STRUCTURESGREEN BUILDINGS***

**Sec. 5-321. International Green Construction Code—Adopted.**

The International Code Council (ICC) International Green Construction Code, 2021 2015 Edition, as modified herein, is hereby adopted as the green construction code for the City. One (1) copy of such publication as adopted shall be housed by the Inspection Services Division and made available for inspection by the public during regular office hours. Any amendment or change in such publication promulgated by the International Code Council shall not become a part of this article until adopted by ordinance. References to other ordinances and codes of the City shall be interpreted and applied in accordance with the terms and effect of such ordinances and codes at the time of such application and interpretation.

**Sec. 5-322. Same—Amendments.**

The ICC *International Green Construction Code*, 2021 2015 Edition (IgCC), is amended in the following respects:

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Section 101.3 of the IgCC is amended to read as follows:

**101.3 Scope.** Except as outlined in section 101.3.1 or elsewhere in the Rockville City Code, The provisions of this code shall apply to the design, construction, addition, alteration, equipment, change of occupancy, relocation, replacement, demolition and removal of every building or structure or any appurtenances connected or attached to such buildings or structures and to the building site on which the building is located. Occupancy classifications shall be determined in accordance with the *International Building Code*. ~~new construction as it relates to the design and construction of buildings and additions, building sites, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures and to the site on which the building is located. Occupancy classifications shall be determined in accordance with the *International Building Code*® (IBC®).~~

**Exceptions:**

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1. ~~The code shall not apply to items 1.1, 1.2 and 1.3 except where the jurisdiction adopts the jurisdictional requirements of Section 302.1, Item 1, for residential buildings.~~
    - 1.1. ~~Detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height above grade plane with a separate means of egress, their accessory structures, and the site or lot upon which these buildings are located.~~
    - 1.2. ~~Group R-3 residential buildings, their accessory structures, and the site or lot upon which these buildings are located.~~
    - 1.3. ~~Group R-2 and R-4 residential buildings four stories or less in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located.~~
  2. ~~The code shall not apply to equipment or systems that are used primarily for industrial or manufacturing.~~
  3. ~~The code shall not apply to temporary structures approved under Section 3103 of the International Building Code.~~
  4. ~~Where ASHRAE 189.1 is selected in accordance with Section 301.1.1, ASHRAE 189.1 shall not apply to buildings identified in Exceptions 1 through 3.~~
  5. ~~Where a minimum of USGBC LEED Certification at the Silver level is selected as an alternative compliance path.~~

**101.3.1 Residential construction.** In lieu of the requirements of this code the following shall be deemed to comply with this code:

1. ~~Group R-2 and R-4 residential buildings five stories or more in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located achieve a minimum Silver performance level in Chapters 5 through 10 of the ICC 700-2015 (National Green Building Standard) or equivalent system.~~
2. ~~Group R-2 and R-4 portions of mixed use buildings must achieve a minimum Silver performance level in Chapters 5 through 10 of the ICC 700-2015 (National Green Building Standard) or equivalent system. The remainder of the building and the site upon which the building is located shall comply with the provisions of this code.~~

Section 101.3.1 of the IGCC is amended to read as follows:

**101.3.1 (2.2) Applicability.** The provisions of this code do not apply to the following:

1. Single-family dwellings and their accessory structures.
2. Multiple-family dwellings of three-stories or fewer above grade.
3. Manufactured houses (mobile homes).
4. Manufactured houses (modular).
5. Temporary structures.

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6. Building projects that use none of the following:

1. Electricity

2. Fossil fuels

3. Water

7. Additions to existing buildings that do not exceed 7,500 gross square feet in new area.

8. Alterations to existing buildings where the work area does not exceed 7,500 gross square feet and 50% of the gross floor area of the building.

9. Buildings constructed using an alternative compliance path, such as USGBC LEED (minimum Silver level or equivalent), where such compliance path is approved by the building official and, where applicable, certification is obtained from the applicable certification bodies.

*Section 101.3.1.1* is added to the IgCC to read as follows:

**101.3.1.1 Use of National Green Building Standard.** Where a project is covered under the scope of the *ICC 700 National Green Building Standard*, 2020 edition as modified in Division 4 of this article, the project may comply with the NGBS in lieu of the provisions of this code, provided such project obtains a minimum NGBS Silver Level Certification.

*Section 101.4* of the IgCC is amended to read as follows:

**101.4 Appendices.** All the provisions in the Appendices, as amended, are adopted as part of the International Green Construction Code.

*Section 101.5.1* of the IgCC is amended to read as follows:

**101.5.1 Jurisdictional Options.** The provisions indicated as Jurisdictional Requirements in Table 101.5.1 are mandatory provisions for all projects.

*Table 101.5.1* of the IgCC is amended to read as follows:

<b><u>SECTION</u></b>	<b><u>SECTION TITLE</u></b>	<b><u>JURISDICTIONAL REQUIREMENT</u></b>
<b><u>Chapter 5—Site Sustainability</u></b>		
<u>501.3.5.2 (5.3.5.2)</u>	<u>Mitigation of Heat Island Effect—Walls</u>	<u>X No</u>
<u>501.3.6 (5.3.6)</u>	<u>Reduction of Light Pollution</u>	<u>X No</u>
<u>501.3.7.2.2 (5.3.7.2.2)</u>	<u>Bicycle Parking Location</u>	<u>X No</u>
<u>501.3.7.2.3 (5.3.7.2.3)</u>	<u>Bicycle Parking, Horizontal Parking Racks</u>	<u>X No</u>
<u>501.3.7.2.5 (5.3.7.2.5)</u>	<u>Bicycle Parking, Security and Visibility</u>	<u>X No</u>

<u>501.3.8.1 (5.3.8.1)</u>	<u>Building Site Waste Management—Diversion Percentage</u>	<u>75% X 50%</u>
<b><u>Chapter 6—Water Use Efficiency</u></b>		
<u>601.3.1.2.1(a,3)</u> <u>[6.3.1.2.1(a,3)]</u>	<u>Irrigation System Design, Master Valve</u>	<u>X No</u>
<u>601.3.1.2.1(a,4)</u> <u>[6.3.1.2.1(a,4)]</u>	<u>Irrigation System Design, Flow Sensors</u>	<u>X No</u>
<u>601.3.4 (6.3.4)</u>	<u>Special Water Features</u>	<u>X No</u>
<u>601.3.5.2 (6.3.5.2)</u>	<u>Consumption Data Collection</u>	<u>No</u>
<u>601.3.5.3 (6.3.5.3)</u>	<u>Data Storage and Retrieval</u>	<u>No</u>
<u>601.3.9 (6.3.9)</u>	<u>Dual Water Supply Plumbing</u>	<u>X No</u>
<b><u>Chapter 7—Energy Efficiency</u></b>		
<u>701.4.2.1 (7.4.2.1)</u>	<u>Building Envelope Requirements</u>	<u>No</u>
<u>701.4.2.3 (7.4.2.3)</u>	<u>Single Rafter Roof Insulation</u>	<u>X No</u>
<u>701.4.2.4 (7.4.2.4)</u>	<u>High-speed Doors</u>	<u>X No</u>
<u>701.4.2.7 (7.4.2.7)</u>	<u>Permanent Projections</u>	<u>X No</u>
<u>701.4.2.10 (7.4.2.10)</u>	<u>Orientation</u>	<u>No</u>
<u>701.4.3.2 (7.4.3.2)</u>	<u>Ventilation Controls for Densely Occupied Spaces</u>	<u>No</u>
<u>701.4.3.4 (7.4.3.4)</u>	<u>Economizers</u>	<u>No</u>
<u>701.4.3.5 (7.4.3.5)</u>	<u>Zone Controls</u>	<u>No</u>
<u>701.4.3.7 (7.4.3.7)</u>	<u>Exhaust Air Energy Recovery</u>	<u>X No</u>
<u>701.4.3.8 (7.4.3.8)</u>	<u>Kitchen Exhaust Systems</u>	<u>X No</u>
<u>701.4.4.3 (7.4.4.3)</u>	<u>Insulation for Spa Pools</u>	<u>X No</u>
<u>701.4.6.3.1 (7.4.6.3.1)</u>	<u>Occupancy Sensor Controls in Commercial and Industrial Storage Stacks</u>	<u>No</u>
<u>701.4.6.3.2 (7.4.6.3.2)</u>	<u>Automatic Controls for Egress and Security Lighting</u>	<u>X No</u>

<u>701.4.7.2 (7.4.7.2)</u>	<u>Supermarket Heat Recovery</u>	<u>___ No</u>
<u>701.4.7.4 (7.4.7.4)</u>	<u>Programmable Thermostats</u>	<u>___ No</u>
<u>701.4.7.5 (7.4.7.5)</u>	<u>Refrigerated Display Cases</u>	<u>___ No</u>
<u>701.5.4 (7.5.4)</u>	<u>Energy Simulation Aided Design</u>	<u>X No</u>
<b><u>Chapter 8—Indoor Environmental Quality</u></b>		
<u>801.3.1.3(b)</u> <u>[8.3.1.3(b)]</u>	<u>Outdoor Air Ozone Removal</u>	<u>___ No</u>
<u>801.3.1.4.2 (8.3.1.4.2)</u>	<u>Exfiltration</u>	<u>___ No</u>
<u>801.3.3.4 (8.3.3.4)</u>	<u>Interior Sound Reverberation</u>	<u>___ No</u>
<u>801.3.9 [8.3.9]</u>	<u>Exterior Views</u>	<u>X No</u>
<u>801.4.1.3 (8.4.1.3)</u>	<u>Shading for Offices</u>	<u>___ No</u>
<b><u>Chapter 9—Materials and Resources</u></b>		
<u>901.3.1.2 (9.3.1.2)</u>	<u>Total Waste</u>	<u>X No</u>
<b><u>Chapter 10—Construction and Plans for Operation</u></b>		
<u>1001.4.4 (10.4.4)</u>	<u>Construction Activity Pollution Prevention:</u> <u>Protection of Occupied Areas</u>	<u>___ No</u>
<u>1001.7 (10.7)</u>	<u>Postconstruction Building Flush-out and Air</u> <u>Monitoring</u>	<u>___ No</u>
<u>1001.10 (10.10)</u>	<u>Service Life Plan</u>	<u>___ No</u>
<u>1001.11.2 (10.11.2)</u>	<u>Transportation Management Plan, Owner-occupied</u> <u>Building Projects or Portions of Building Projects</u>	<u>X No</u>
<u>1001.11.3 (10.11.3)</u>	<u>Transportation Management Plan, Building Tenant</u>	<u>X No</u>

Section 102.1 of the IgCC is amended to read as follows:

**102.1 Code Conflicts.** Where there is a conflict between a general requirement and a specific requirement of this code, the specific requirement shall be applicable. Where, in any specific case, different sections of the code specify different materials, methods of construction, or other requirements, the most practical requirement to meet the intent of the code, as determined by the *building official*, shall govern.



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*Section 102.4 of the IgCC is amended to read as follows:*

**102.4 Referenced codes and standards.** The following codes and local amendments thereto shall be considered part of the requirements of this code: the International Building Code (IBC), the International Energy Conservation Code® (IECC®), the International Existing Building Code® (IEBC®), Rockville Fire Code, the International Fuel Gas Code® (IFGC®), the International Mechanical Code® (IMC®), the International Plumbing Code® (IPC®), the International Property Maintenance Code (IPMC), and the International Residential Code® (IRC®).

*Section 102.4.1 of the IgCC is amended to read as follows:*

**102.4.1 Conflicting Provisions.** Where conflicts occur between provisions of this code and referenced codes and standards, the most restrictive provisions, as determined by the building official, shall apply.

*Section 102.6 of the IgCC is amended to read as follows:*

**102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Building Code, the International Existing Building Code, the International Property Maintenance Code, or the Rockville Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of building occupants and the public.

*Section 103 of the IgCC is deleted in its entirety.*

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*Section 107(Fees) of the IgCC is deleted*

*Section 108.2 of the IgCC is amended to read as follows:*

**108.2 Schedule of permit fees.** Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the Mayor and Council.

*Section 108.4 of the IgCC is amended to read as follows:*

**108.4 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits, except as provided for elsewhere in the City Code, shall be subject to an investigation fee as set forth by resolution, in addition to the required permit fees.

*Section 108.6 of the IgCC is deleted in its entirety.*

*Section ~~111~~108 of the IgCC is amended to read as follows:*

**~~108 Board of Adjustments and 111 Means of Appeals.~~** Appeals of administrative interpretations or decisions made by the Building Official shall be administered in accordance with Chapter 5, Article I, Section 5-12 of the Rockville City Code.

*Section 301.1 of the IgCC is amended to read as follows:*

**301.1 (3.1) General.**

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Certain terms, abbreviations, and acronyms are defined in this section for the purposes of this code. These definitions are applicable to all sections of this code.

Terms that are not defined herein, but that are defined in standards that are referenced herein (**Informative Note:** e.g., ANSI/ASHRAE/IES Standard 90.1), shall have the meanings as defined in those standards.

Other terms that are not defined shall have their ordinarily accepted meanings within the context in which they are used. Ordinarily accepted meanings shall be based on American standard English language usage, as documented in an *approved* unabridged dictionary.

Where terms defined herein appear elsewhere in the Rockville City Code, such terms shall have the meaning herein applied only in reference to the application of this code. Where there is a conflict between definitions, the *building official* shall determine the applicable definition.

Section 501.3.1 of the IgCC is deleted in its entirety, including all subsections.

Section 501.3.2 of the IgCC is deleted in its entirety, including all subsections.

Section 501.3.3 of the IgCC is deleted in its entirety, including all subsections.

Section 501.3.4 of the IgCC is amended to read as follows:

**501.3.4 (5.3.4) Stormwater management.** Stormwater management systems shall be in accordance with Chapter 19 of the Rockville City Code.

Sections 501.3.4.1 through 501.3.4.6 of the IgCC are deleted in their entirety

Section 501.3.5.1 and 501.3.5.2 of the IgCC are deleted in their entirety

Section 501.3.5.5 of the IgCC is amended to read as follows:

**501.3.5.5 (5.3.5.5) Vegetated terrace and roofing systems.**

Vegetated terrace and roofing systems, where provided in accordance with Section 501.3.5.3 (5.3.5.3), shall comply with the following:

1. All plantings shall be capable of withstanding the microclimate conditions of the vegetated area, including but not limited to wind, precipitation, and temperature. *Plants* shall be selected and placed to provide foliage coverage of not less than 50% of designed area of vegetation based on the anticipated *plant* growth within two years of the issuance of the final certificate of occupancy. *Construction documents* shall be submitted that show the planting location and anticipated two-year foliage coverage of the plantings. Duplicate coverage shall not be credited where multiple *plants* cover the same area. *Invasive plants* shall not be planted.
2. The growing medium shall be designed for the physical conditions and local climate to support the *plants* selected. The planting design shall include measures to protect the growing medium until the *plants* are established. The maximum wet weight and water-holding capacity of a growing medium shall be determined in accordance with ASTM E2399.
3. Non-vegetated clearances and borders shall be provided in accordance with the Rockville Fire Code
4. Plantings shall be capable of maintaining the function of the vegetated *roof* or terrace as required by Section 1001.9.1 (10.9.1).

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5. Irrigation of the vegetated roofs and terraces shall comply with Section 601.3.2.4 (6.3.2.4).
  6. Installation of plantings shall be in accordance with the roof-covering manufacturer's installation instructions.

Section 501.3.6 of the IgCC is deleted in its entirety, including all subsections.

Section 501.3.7 of the IgCC is deleted in its entirety, including all subsections.

Section 501.3.8.1 of the IgCC is amended to read as follows:

**501.3.8.1 (5.3.8.1) Building site waste management Plan.**

A building site waste management plan shall be developed and implemented for excavated soil, rock, and land-clearing debris. Land-clearing debris is limited to stumps and vegetation. Diverted land-clearing debris and removed rock and soil shall not be sent to sites where development activity is prohibited by Section 501.3.1.2 (5.3.1.2) or to greenfields other than those being used for agricultural purposes or being developed as part of a building project.

Not less than 50% of the land-clearing debris, excluding invasive plant materials, shall be diverted from disposal in landfills and incinerators other than waste-to-energy systems with an energy-recovery efficiency rate higher than 60%. Land-clearing debris calculations shall be based on either weight or volume but not both. Receipts or other documentation related to diversion shall be maintained through the course of construction.

The plan shall address all of the following:

1. Land-clearing debris, rock, and soil to be diverted from disposal by composting, recycling, or reuse.
2. Waste materials that will be diverted on-site.
3. The locations to which waste materials will be diverted off-site.
4. Soils to be stockpiled for future use at any location.
5. Woody waste to be used as fuel.
6. The destruction and disposal of invasive plant materials.
7. The methods of removal of any contaminated soils.
8. The treatment of vegetation to comply with the rules of government-designated quarantine zones for invasive insect species.

Section 601.2 of the IgCC is amended to read as follows:

**601.2 (6.2) Compliance.** All provisions of Chapter 6 are mandatory provisions.

**EXCEPTION:** Projects located within Washington Suburban Sanitary Commission (WSSC) Jurisdiction shall comply with WSSC requirements and are not required to comply with Chapter 6 of this code.

Section 601.3.1 of the IgCC is deleted in its entirety, including all subsections

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Section 601.3.2.5 of the IgCC is deleted in its entirety.

Section 601.3.2.6 of the IgCC is deleted in its entirety.

Section 601.3.4 of the IgCC is deleted in its entirety.

Section 601.3.9 of the IgCC is deleted in its entirety, including all subsections

Section 701.3.1 of the IgCC is amended to read as follows:

**701.3.1 (7.3.1) General.** Building projects shall be designed to comply with the *Energy Conservation Code* in addition to the requirements contained in this code.

Section 701.3.1.1 of the IgCC is amended to read as follows:

**701.3.1.1 (7.3.1.1) Climate zones.** Climate zone 4A shall be used for the City of Rockville in determining the applicable requirements of this chapter.

Section 701.3.1.2 of the IgCC is deleted in its entirety.

Section 701.3.2 of the IgCC is amended to read as follows:

**701.3.2 (7.3.2) On-site renewable energy systems.**

Building projects shall contain on-site photovoltaic systems with a rated capacity of not less than 2 W/ft<sup>2</sup>(22 W/m<sup>2</sup>) multiplied by the horizontal projection of the *gross roof area over conditioned spaces and semiheated spaces*. Documentation shall be provided to the *AHJ* that indicates an exclusive chain of custody and ownership of the *RECs* from the *on-site renewable energy system* to the building owner. *RECs* supplied from the *on-site renewable energy system* shall be conveyed to and retired on behalf of the entity who has financial or operational control over the building's electricity consumption. *RECs* shall be tracked per Section 1001.9.8 (10.9.8). Where the building owner cannot provide documentation on the chain of custody or ownership of the *RECs* from the *on-site renewable energy system*, the building owner may provide documentation to the *AHJ* of an alternate supply contract for an equal or greater quantity of replacement *RECs* from an alternate renewable energy source.

The building *gross roof area* used for calculation in Section 701.3.2 (7.3.2) excludes the following:

1. Shaded areas that are defined as *roof area* where direct-beam sunlight is blocked by structures or natural objects for more than 1500 annual hours between 8 a.m. and 4 p.m.
2. Areas of vegetated terrace and roofing systems compliant with Section 501.3.5.5 (5.3.5.5).
3. Areas designated for public occupancy. Parking areas shall not qualify for this exclusion.
4. Areas designated for helipads.

**Exceptions:**

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1. Building projects that have an annual daily average incident solar radiation available to a flat plate collector oriented due south at an angle from horizontal equal to the latitude of the collector location less than 1.2 kBtu/ft<sup>2</sup>• day (4.0 kWh/m<sup>2</sup>• day).
  2. Renewable energy systems, other than photovoltaic systems, that result in an equal or greater annual energy production
  3. Capacity shall be permitted to be reduced to that required to provide at least 50% of the simulated annual *site* energy consumption of the proposed *building project* in accordance with Normative Appendix C.
  4. Use of off-site Renewable energy systems that result in an equal or greater annual energy production, where the owner provides REC's or other approved documentation to demonstrate compliance with this section.

Section 701.3.6 and subsections are added to the IgCC to read as follows:

**701.3.6 Electric Vehicle Charging Infrastructure.** Parking facilities shall be provided with electric vehicle charging infrastructure in accordance with this section and table 701.3.6.

**Exception:** Where the proposed activity is an alteration that does not include exterior work, work in an existing parking facility, or creation of a new parking facility, this section does not apply.

**701.3.6.1 Minimum quantity.** The minimum number of parking spaces provided with electric vehicle infrastructure shall be based on the total number of parking spaces provided and rounded up to the nearest whole number. Where reductions are applied in accordance with Section 701.3.6.2 in no case shall fewer than one of each type of space be provided.

**701.3.6.1.1 More than one parking facility.** Where more than one parking facility is provided on a building site, the number of parking spaces provided with electric vehicle infrastructure shall be calculated separately for each parking facility.

**701.3.6.1.2 Serving multiple occupancies.** Where one shared parking facility serves multiple building occupancies, the required number of parking spaces provided with electric vehicle infrastructure shall be determined proportionally based on the floor area of each building occupancy.

**701.3.6.1.3 Accessible spaces.** The required number of parking spaces provided with electric vehicle infrastructure that are designed for accessibility shall be in accordance with Section 1107.2 of the *International Building Code*. None of the reductions permitted by section C405.14.2 shall reduce the number of required accessible spaces.

**701.3.6.2 Reductions.** The minimum number of spaces required to be provided with electric vehicle charging infrastructure may be reduced as follows:

1. The number of required *EVSE-Installed spaces* for Groups A, B, E, F, I, M and S-2 Occupancies may be reduced by ten (10) for each DC Fast-Charging *EVSE* installed.
2. Parking spaces designated for vehicles other than passenger vehicles are permitted to be excluded from the total number of on-site parking spaces.

3. Parking spaces designated for quick transactions, such as takeout, pickup, and drop-off are permitted to be excluded from the total number of on-site parking spaces.

4. EVSE-installed spaces above the minimum required number are permitted to be installed to meet the minimum required number of EV-Ready Spaces or the minimum required number of EV-Capable Spaces.

5. EV-Ready spaces above the minimum required number are permitted to be installed to meet the minimum required number of EV-Capable Spaces.

6. The number of required EV-Capable Spaces for Groups R-1, R-2 and R-4 Occupancies may be reduced by 50% where a Long-Term EV Charging Management Plan has been submitted and approved by the *building official*.

**TABLE 701.3.6 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE REQUIREMENTS**

<b><u>OCCUPANCY GROUP</u></b>	<b><u>EVSE INSTALLED</u></b>	<b><u>EVSE READY</u></b>	<b><u>EVSE CAPABLE</u></b>
<u>Groups A, B, E, F, I, M, S-2</u>	<u>5%</u>	<u>10%</u>	<u>25%</u>
<u>Groups R-1, R-2, R-4</u>	<u>15%</u>	<u>25%</u>	<u>65%</u>

**701.3.6.3 Classification of Spaces.** The parking spaces required by this section shall be classified in accordance with 701.3.6.3.1, 701.3.6.3.2, or 701.3.6.3.3.

**701.3.6.3.1 EV-Capable Spaces.** For a parking space to qualify as an EV-Capable Space, the following requirements must be met:

1. A raceway or other approved means of cable protection, installed between the panel and the point of termination.

2. The point of termination shall be an approved enclosure, such as a junction box, and shall be installed within 36" (914 mm) of the parking space, or within close proximity of the parking space, as determined by the Building Official.

3. Dedicated physical space shall be provided within the panel for future installation of a 40-ampere overcurrent protective device.

4. Durable approved labels shall be installed at the panel and the point of termination, identifying the infrastructure "For Electric Vehicle Charging"

**701.3.6.3.2 EV Ready Spaces.** For a parking space to qualify as an EV-Ready Space, a dedicated 40-Ampere, 208/240v branch circuit shall be provided, which meets all of the following requirements:

1. The branch circuit shall serve no other appliances or equipment

2. The branch circuit shall terminate in an approved enclosure within 36" (914 mm) of the parking space, or where site conditions prohibit, within close proximity of the parking space, as determined by the Building Official.

3. The overcurrent protective device and the approved enclosure in which the circuit terminates shall be provided with durable approved labels, identifying the infrastructure "For Electric Vehicle Charging."

**701.3.6.3.3 EV-Installed Spaces.** Equipment serving EVSE-Installed Spaces shall meet all of the following requirements:

1. The equipment shall meet the criteria for Level 2 charging established in § 12-205 of the Maryland State Code.

**Exception:** Where connected to an approved Automatic Load Management System (ALMS), the EVSE shall be permitted to supply a reduced output, provided that every EVSE connected to the ALMS is capable of charging at a minimum rate of 1.4 kW simultaneously.

2. The equipment shall be located within 36" of the parking space, or where site conditions prohibit, within close proximity of the parking space, as determined by the Building Official.

Section 701.4 of the IgCC is amended to read as follows:

**701.4 (7.4) Prescriptive option.** Where a more stringent requirement is provided in this section, it supersedes the requirement in the *Energy Conservation Code*. For all other criteria, the *building project* shall comply with the requirements of the *Energy Conservation Code*.

Section 701.4.2 of the IgCC is amended to read as follows:

**701.4.2 (7.4.2) Building envelope.** The *building envelope* shall comply with the *Energy Conservation Code*, with the following modifications and additions.

**701.4.2.1 (7.4.2.1)[JO] Building envelope requirements.**

For a conditioned space, the *building envelope* shall comply with either the nonresidential or residential requirements in Tables 701.4.2.1(1) through 701.4.2.1(4)

**Exceptions:**

1. *Spaces* that meet the requirements of Section 801.4.1 (8.4.1), regardless of *space area*, are exempt from the *SHGC* criteria for *skylights*.

**TABLE 701.4.2.1(1)**  
**NONRESIDENTIAL BUILDING ENVELOPE REQUIREMENTS (OPAQUE ELEMENTS)**

<u>Roofs</u>		
	<u>Assembly Maximum</u>	<u>Insulation Min. R-Value</u>
<u>Insulation entirely above roof deck</u>	<u>U-0.030</u>	<u>R-30 c.i.</u>
<u>Metal Buildings</u>	<u>U-0.035</u>	<u>R-19 + R-11 <i>Ls</i> or R-25 +R-8 <i>Ls</i></u>
<u>Attic and other</u>	<u>U-0.020</u>	<u>R-49</u>
<u>Walls, above grade</u>		

<u>Mass</u>	<u>U-0.099</u>	<u>R-9.5 c.i.</u>
<u>Metal building</u>	<u>U-0.057</u>	<u>R-0 + R-15.8 c.i.</u>
<u>Metal framed</u>	<u>U-0.061</u>	<u>R-13 + R-7.5 c.i.</u>
<u>Wood framed and other</u>	<u>U-0.061</u>	<u>R-13 + R-3.8 c.i. or R-20</u>
<b><u>Walls, below grade</u></b>		
<u>Below-grade wall</u>	<u>C-0.113</u>	<u>R-7.5 c.i.</u>
<b><u>Floors</u></b>		
<u>Mass</u>	<u>U-0.054</u>	<u>R-14.6 c.i.</u>
<u>Joist/framing</u>	<u>U-0.031</u>	<u>R-30</u>
<b><u>Slab-on-grade floors</u></b>		
<u>Unheated slabs</u>	<u>F-0.49</u>	<u>R-15 for 24 in.</u>
<u>Heated slabs</u>	<u>F-0.59</u>	<u>R-20 for 24 in.</u>
<b><u>Opaque doors</u></b>		
<u>Nonswinging door</u>	<u>U-0.29</u>	
<u>Swinging door</u>	<u>U-0.35</u>	
<u>Garage door &lt;14% glazing</u>	<u>U-0.29</u>	

**TABLE 701.4.2.1(2)**

**NONRESIDENTIAL BUILDING ENVELOPE REQUIREMENTS (FENESTRATION)**

<u>Fenestration</u>	<u>Assembly Max. U-</u>	<u>Assembly Max. SHGC</u>	<u>Assembly Min. VT/SHGC</u>
<b><u>Vertical Fenestration, 0% to 30% of wall</u></b>			
			<u>East- or West-Facing</u>
<u>Fixed</u>	<u>0.34</u>	<u>0.36</u>	<u>0.34</u>
<u>Operable</u>	<u>0.43</u>	<u>0.33</u>	<u>0.32</u>
<u>Entrance Door</u>	<u>0.60</u>	<u>0.33</u>	<u>0.32</u>
<b><u>Skylight, 0% to 3% of Roof</u></b>			
<u>All Types</u>	<u>0.48</u>	<u>0.38</u>	<u>NR</u>

**TABLE 701.4.2.1(3)**

**RESIDENTIAL BUILDING ENVELOPE REQUIREMENTS (OPAQUE ELEMENTS)**

<b><u>Roofs</u></b>		
	<u>Assembly Maximum</u>	<u>Insulation Min. R-Value</u>
<u>Insulation entirely above roof deck</u>	<u>U-0.030</u>	<u>R-30 c.i.</u>
<u>Metal Buildings</u>	<u>U-0.035</u>	<u>R-19 + R-11 <i>Ls</i> or R-25 + R-8 <i>Ls</i></u>
<u>Attic and other</u>	<u>U-0.020</u>	<u>R-49</u>
<b><u>Walls, above grade</u></b>		
<u>Mass</u>	<u>U-0.086</u>	<u>R-11.4 c.i.</u>
<u>Metal building</u>	<u>U-0.048</u>	<u>R-0 + R-19 c.i.</u>
<u>Metal framed</u>	<u>U-0.061</u>	<u>R-13 + R-7.5 c.i.</u>



<b><u>Wood framed and other</u></b>	<b><u>U-0.061</u></b>	<b><u>R-13 + R-3.8 c.i. or R-20</u></b>
<b><u>Walls, below grade</u></b>		
<b><u>Below-grade wall</u></b>	<b><u>C-0.087</u></b>	<b><u>R-10 c.i.</u></b>
<b><u>Floors</u></b>		
<b><u>Mass</u></b>	<b><u>U-0.048</u></b>	<b><u>R-16.7 c.i.</u></b>
<b><u>Joist/framing</u></b>	<b><u>U-0.031</u></b>	<b><u>R-30</u></b>
<b><u>Slab-on-grade floors</u></b>		
<b><u>Unheated slabs</u></b>	<b><u>F-0.49</u></b>	<b><u>R-15 for 24 in.</u></b>
<b><u>Heated slabs</u></b>	<b><u>F-0.65</u></b>	<b><u>R-20 for 24 in.</u></b>
<b><u>Opaque doors</u></b>		
<b><u>Nonswinging door</u></b>	<b><u>U-0.29</u></b>	
<b><u>Swinging door</u></b>	<b><u>U-0.35</u></b>	
<b><u>Garage door &lt;14% glazing</u></b>	<b><u>U-0.29</u></b>	

**TABLE 701.4.2.1(4)**

**RESIDENTIAL BUILDING ENVELOPE REQUIREMENTS (FENESTRATION)**

<b><u>Fenestration</u></b>	<b><u>Assembly Max. U-</u></b>	<b><u>Assembly Max. SHGC</u></b>	<b><u>Assembly Min. VT/SHGC</u></b>
<b><u>Vertical Fenestration, 0% to 30% of wall</u></b>			
			<b><u>East- or West-Facing</u></b>
<b><u>Fixed</u></b>	<b><u>0.34</u></b>	<b><u>0.36</u></b>	<b><u>0.34</u></b>
<b><u>Operable</u></b>	<b><u>0.43</u></b>	<b><u>0.33</u></b>	<b><u>0.32</u></b>
<b><u>Entrance Door</u></b>	<b><u>0.60</u></b>	<b><u>0.33</u></b>	<b><u>0.32</u></b>
<b><u>Skylight, 0% to 3% of Roof</u></b>			
<b><u>All Types</u></b>	<b><u>0.48</u></b>	<b><u>0.38</u></b>	<b><u>NR</u></b>

*Section 701.4.2.2 of the IgCC is amended to read as follows:*

**701.4.2.2 Bird-friendly materials.** For new construction, or for alterations involving the replacement of 75% or more of the exterior glazing area, each façade of the exterior wall envelope and any exterior fenestration up to 100 feet above grade shall be constructed with materials or assemblies that have been designed or treated to have a maximum material threat factor of 30 in accordance with the American Bird Conservancy’s Bird-friendly Materials Evaluation Program test protocol. Other materials may be used in the exterior wall construction, provided they do not exceed an aggregate 10 square feet within any 100 square foot area of the exterior wall.

**Exceptions:**

1. These provisions shall not apply where:

a. The subject property is located within an Historic District, and the Historic District Commission determines that compliance with this section would meaningfully and substantially impact historic elements of the property;

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b. The use of materials complying with this section would conflict with elements required for fire and life safety; or

c. In the opinion of the Building Official, compliance with this section would create a hazard.

Section 701.4.2.3 of the IgCC is deleted in its entirety.

Section 701.4.2.6 of the IgCC is amended to read as follows:

**701.4.2.6 Vertical fenestration area.** The total vertical fenestration area shall be less than 40% of the gross wall area. This requirement supersedes the requirement in the Energy Conservation Code.

Section 701.4.2.7 of the IgCC is deleted in its entirety.

Section 701.4.2.8 of the IgCC is deleted in its entirety.

Section 701.4.3 of the IgCC is amended to read as follows:

**701.4.3 Heating, ventilating, and air conditioning.** The heating, ventilating, and air conditioning shall comply with the Energy Conservation Code, with the following modifications and additions.

Section 701.4.3.7 of the IgCC is deleted in its entirety.

Section 701.4.3.8 of the IgCC is deleted in its entirety.

Section 701.4.4 of the IgCC is amended to read as follows:

**701.4.4 Service water heating.** The service water heating shall comply with the Energy Conservation Code, with the following modifications and additions.

Section 701.4.4.3 of the IgCC is deleted in its entirety.

Section 701.4.6.3.2 of the IgCC is deleted in its entirety.

Section 701.5.4 of the IgCC is deleted in its entirety.

Section 801.3.9 of the IgCC is deleted in its entirety.

Section 901.3.1.2 of the IgCC is deleted in its entirety.

Section 1001.11 of the IgCC is deleted in its entirety.

Section 301.1.1 of the IgCC is amended to read as follows:

**301.1.1 Application.** ~~The requirements contained in this code are applicable to buildings, or portions of buildings. As indicated in Section 101.3, these buildings shall meet either the requirements of ASHRAE 189.1 or the requirements contained in this code or demonstrate compliance using an equivalent option that must be first approved by the Building Official and where the applicant demonstrates equivalency and compliance.~~

~~Section 302.1 of the IgCC is amended to read as follows:~~

**302.1 Requirements and electives determined by the jurisdiction.** The jurisdiction shall indicate the following information in Table 302.1 for inclusion in its code adopting ordinance:

1. The jurisdiction shall indicate whether requirements for residential buildings, as indicated in Exception 1 to Section 101.3, are applicable by selecting "Yes" or "No" in Table 302.1. Where "Yes" is selected, the provisions of ICC 700 shall apply and the remainder of this code shall not apply.
2. Requirements: Where "Yes" or "No" boxes are provided, the box checked "Yes" indicates where that section or subsection, as amended, is to be enforced as a mandatory requirement in the jurisdiction, or "No" indicates where that section or subsection is not to be enforced as a mandatory requirement in the jurisdiction.
3. Electives: Where "Yes" boxes are provided, the box checked "Yes" indicates where that section or subsection, as amended, is not required and is relocated to Appendix A—Project Electives, Section A110 Additional Project Electives and is eligible for selection as a project elective in the jurisdiction.

Table 302.1 of the IgCC is amended to read as follows:

Section	Section Title or Description and Directives	Jurisdictional Requirements		Jurisdictional Electives (Appendix A)
CHAPTER 1. SCOPE				
101.3 Exception 1.1	Detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height above grade plane with a separate means of egress, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
101.3 Exception 1.2	Group R 3 residential buildings, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
101.3 Exception 1.3	Group R 2 and R 4 residential buildings four stories or less in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
CHAPTER 4. SITE DEVELOPMENT AND LAND USE				
401.2	Predesign site inventory and assessment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

402	Preservation of Natural Resources	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
403	Stormwater Management	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
404	Landscape Irrigation and Outdoor Fountains	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
405.1 405.2	Management of Vegetation, Soils and Erosion Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
405.3	Native plant landscaping	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
406	Building Site Waste Management	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
407.1 407.3	Transportation Impact	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
407.4	Preferred vehicle parking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
408	Heat Island Mitigation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
409	Site Lighting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>CHAPTER 5. MATERIAL RESOURCE CONSERVATION AND EFFICIENCY</b>				
502	Construction Material Management	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
503	Construction Waste Management	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
503.1	Minimum percentage of waste material diverted from landfills	<input checked="" type="checkbox"/> Yes (50%)		
504	Waste Management and Recycling	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
505	Material Selection	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
506	Lamps	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY AND CO<sub>2e</sub> EMISSION REDUCTION</b>				
302.1, 302.1.1, 602.1	Zero Energy Performance Index (zEPI) of Jurisdictional Choice—The jurisdiction shall indicate a zEPI of 50 or less in each occupancy for which it intends to require enhanced energy performance.	<input checked="" type="checkbox"/> Yes Occupancy; ALL zEPI: 50	<input type="checkbox"/> No	

603	Energy Metering, Monitoring and Reporting	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
604	Automated Demand Response (Auto-DR) Infrastructure	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
605	Building Envelope Systems	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
606	Building Mechanical Systems (as amended)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
606.5.1	Economizer Systems	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
607	Building Service Water Heating Systems (as amended)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
608	Building Electrical Power and Lighting Systems	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
609	Specific Appliances and Equipment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
610	Onsite Renewable Energy Systems	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
611	Energy Systems Commissioning and Completion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
612	Outcome Based Pathway Requirements	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>CHAPTER 7. WATER RESOURCE CONSERVATION, QUALITY AND EFFICIENCY</b>				
701.2	Water usage metering required	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
702.1-702.4	Fitting and fixture consumption through Drinking fountain controls	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
702.5	Appliances	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
702.6-702.19	Municipal Reclaimed Water through Film Processors	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
703	HVAC Systems and Equipment (as amended)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
704	Water Treatment Devices and Equipment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>CHAPTER 8. INDOOR ENVIRONMENTAL QUALITY AND COMFORT</b>				
802	Building Construction Features, Operations and Maintenance Facilitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
803	HVAC Systems	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

804	Specific Indoor Air Quality and Pollutant Control Measures	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
804.2	Post Construction Pre-Occupancy Baseline IAQ Testing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
805	Prohibited Materials	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
806	Material Emissions and Pollutant Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
807	Acoustics	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
808	Daylighting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>CHAPTER 9. COMMISSIONING, OPERATION AND MAINTENANCE</b>				
902	Special Inspection and Commissioning	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
903	Building Operations and Maintenance Documentation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
904	Building Operations and Maintenance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>CHAPTER 10. EXISTING BUILDINGS</b>				
Chapter 10	Existing Buildings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>CHAPTER 11. EXISTING BUILDING SITE DEVELOPMENT</b>				
Chapter 11	Existing Building Site Development	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>APPENDIX A: PROJECT ELECTIVES</b>				
A103	Minimum 10 project electives shall be selected from sections A104 through A110, as amended.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

*Section 302.1.1 of the IgCC is amended to read as follows:*

**302.1.1 zEPI of 50 or less.** Where a zEPI of 50 or less is indicated by the jurisdiction in Table 302.1, buildings shall comply on a performance basis in accordance with Section 601.3.1.

**Exception:** Buildings less than 25,000 square feet (2323 m<sup>2</sup>) in total building floor area pursuing compliance on a prescriptive basis shall be deemed to have a zEPI of 50 and shall not be required to comply with the zEPI of Jurisdictional Choice indicated by the jurisdiction in Table 302.1.

*Sections 401.2 (Predesign site inventory and Assessment) of the IgCC is deleted in its entirety.*

*Section 402 (Preservation of Natural Resources) of the IgCC is deleted in its entirety.*

*Section 403 (Stormwater Management) of the IgCC is deleted in its entirety.*

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~~Section 404 (Landscape Irrigation and Outdoor Fountains) is removed and added to Appendix A Section A110-404 of this Code.~~

~~Section 405.1 (Soil and water quality protection) and Section 405.2 (Vegetation and soil protection) of the IgCC are deleted in its entirety.~~

~~Section 405.3 (Native Plant Landscaping) is removed and added to Appendix A Section A110-405.3 of this Code.~~

~~Section 407.1 (Walkways and bicycle paths) through Section 407.3.2 (Long-term bicycle parking) of the IgCC are deleted in their entirety.~~

~~Section 407.4 (Preferred vehicle parking) is removed and added to Appendix A Section A110-407.4 of this Code.~~

~~Section 408.2 (Site hardscape) is amended to read as follows:~~

**~~Section 408.2 Site hardscape.~~** In climate zones 1 through 6, as established in the *International Energy Conservation Code*, not less than 40 percent of the site hardscape shall be provided with one or any combination of options described in Sections 408.2.1 through 408.2.4. For the purposes of this section, site hardscape shall not include areas of the site covered by solar photovoltaic arrays or solar thermal collectors.

~~Section 409 (Site Lighting) is removed and added to Appendix A Section A110-409 of this Code.~~

~~Section 503.2 is added to the IgCC to read as follows:~~

**~~Section 503.2 Deconstruction and demolition material and waste management plan.~~** Where buildings, structures or portions thereof are deconstructed or demolished, a minimum of 50 percent of materials shall be diverted from landfills. A construction material and waste management plan shall be developed that is in accordance with Section 503.1, that includes procedures for deconstruction, procedures for the proper removal, management and disposal of hazardous materials (including, but not limited to materials and devices containing mercury, poly-chlorinated biphenyl, lead, asbestos, CFCs, and HCFCs), and documentation on the total materials in buildings, structures and portions thereof to be deconstructed or demolished and the materials to be diverted.

~~Sections 505 (Material Selection) and 506 (Lamps) are removed and added to Appendix A Section A110-505 and Section A110-506 of this Code.~~

~~Section 604 (Automated Demand Response Infrastructure) is removed and added to Appendix A Section A110 of this Code.~~

~~Section 606.5.1 (Economizer systems) is removed and added to Appendix A Section A110-606.5.1 of this Code.~~

~~Section 608 (Building Electrical Power and Lighting Systems) of the IgCC is deleted in its entirety.~~

~~Section 609 (Specific Appliances and Equipment) is removed and added to Appendix A Section A110-609 of this Code.~~

~~Section 610 (Onsite Renewable Energy Systems) is removed and added to Appendix A Section A110-610 of this Code.~~

~~Section 612 (Outcome Based Pathway Requirements) of the IgCC is deleted in its entirety.~~

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*Section 701.2 (Water usage metering required)* is removed and added to Appendix A Section A110 701.2 of this Code.

*Section 702.5 (Appliances)* is removed and added to Appendix A Section A110 702.5 of this Code.

*Sections 702.6 (Municipal reclaimed water) through 702.19 (Film processors)* of the IgCC are deleted in their entirety.

*Sections 703.1 (Hydronic closed system), 703.2 (Humidification systems), 703.3 (Condensate coolers and tempering), 703.4 (Condensate drainage recovery), 703.6 (Humidifier discharge), 703.7 (Cooling towers, evaporative condensers and fluid coolers), 703.8 (Wet hood exhaust scrubber systems),* of the IgCC are deleted in their entirety.

*Section 704 (Water Treatment Devices and Equipment)* is removed and added to Appendix A Section A110 704 of this Code.

*Section 803.3.1(1)* of the IgCC is amended to read as follows:

**803.3.1(1)** The enclosing walls shall extend from the floor surface to the underside of the floor, roof deck or solid ceiling above and shall be constructed to resist the passage of airborne chemical pollutants and shall be constructed and sealed as required for a smoke partition in a fully sprinklered building or 1-hour fire resistance-rated construction assemblies. Alternatively, for janitorial rooms and closets, all chemicals shall be stored in approved chemical safety storage cabinets.

*Section 804.1 (Fireplaces and appliances)* of the IgCC is deleted in its entirety.

*Section 804.2 (Post construction, pre-occupancy baseline IAQ testing)* is removed and added to Appendix A Section A110 804.2 of this Code.

*Sections 806 (Material Emissions and Pollutant Control), 807 (Acoustics), and 808 (Daylighting)* are removed and added to Appendix A Section A110 806, Section A110 807, Section A110 808 of this Code, accordingly.

*Section 902.1.1.1* of the IgCC is amended to read as follows:

**902.1.1.1 Qualifications of approved agencies.** An approved agency shall be qualified and shall demonstrate competence, to the satisfaction of the Building Official, for the commissioning of the particular type of construction or operation. The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency provided those personnel meet the qualification requirements of this section to the satisfaction of the Building Official. The approved agency shall provide written documentation to the Building Official demonstrating competence and relevant experience or training. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of commissioning activities for projects of similar complexity and material qualities.

*Chapter 10 (Existing Buildings)* of the IgCC is deleted in its entirety.

*Chapter 11 (Existing Building Site Development)* of the IgCC is deleted in its entirety.

*Section A103.2* of the IgCC is amended to read as follows:



**A103.2 Required number of and selection of project electives.** A total of not less than 10 project electives shall be selected by the owner or the owner's authorized agent from Table A103.2. Selected project electives shall be applied as mandatory requirements for the project. Selected project electives shall be communicated to the Building Official by means of checking the appropriate boxes in the tables and providing a copy of the tables, or by inclusion of a list of selected project electives, with the construction documents.

*Table A103.2 Project Electives of the IgCC is amended to read as follows:*

Section	Description	Owner Selection	
A104.2	Wildlife corridor	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.3	Infill site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.4	Brownfield site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.5	Site restoration	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.6	Mixed-use development	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.1	Site hardscape project elective 1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.2	Site hardscape project elective 2	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.3	Site hardscape project elective 3	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A104.9.4	Roof covering project elective	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.1	Waste management	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.2	Construction waste landfill maximum	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.3(1)	Reused, recycled content, recyclable, bio-based and indigenous materials (70%)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.3(2)	Reused, recycled content, recyclable, bio-based and indigenous materials (85%)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.4	Service life plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.5	Design for construction and building reuse	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.6	Existing building reuse	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.7	Historic building reuse	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.8	Integrated design	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A105.9	Deconstruction	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.1	zEPI is at least 5 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 10 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 15 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 20 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 25 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 30 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 35 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 40 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 45 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	zEPI is at least 50 points lower than required by Table 302.1	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.2	Mechanical system project elective	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.3	Service water heating	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.4	Lighting Systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.5	Passive design	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.6	Renewable energy systems- 5 percent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.6	Renewable energy systems- 10 percent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A106.6	Renewable energy systems- 20 percent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.2	Onsite wastewater treatment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.3	Alternative onsite potable water for outdoor hose connections	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.4	Alternative onsite potable water for plumbing fixture flushing	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.5	Automatic fire sprinkler system	<input type="checkbox"/> Yes	<input type="checkbox"/> No

A107.6	Alternative onsite nonpotable water to fire pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.7	Alternative onsite nonpotable water for industrial process makeup water	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.8	Alternative onsite nonpotable water for cooling tower makeup water	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A107.9	Gray water collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A108.2	VOC emissions – flooring	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A108.3	VOC emissions – ceiling systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A108.4	VOC emissions – wall systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A108.5	Architectural paints and coatings	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A108.6	Total VOC limit	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A108.7	Views to building exterior	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-404	Landscape Irrigation and Outdoor Fountains	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-405.3	Native Plant Landscaping	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-407.4	Preferred Vehicle Parking	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-409	Site Lighting	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-505	Material Selection	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-506	Lamps	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-604	Automated Demand-Response (Auto-DR) Infrastructure	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-606.5.1	Economizer Systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-608.2–608.9	Building Electrical Power and Lighting Systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-609.2.3	Specific Appliances and Equipment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-610	Onsite Renewable Energy Systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-701.2	Water Usage Metering	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-702.5	Appliances	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-704	Water Treatment Devices and Equipment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-804.2	Post-Construction Pre-Occupancy Baseline IAQ Testing	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-806	Material Emissions and Pollutant Control	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-807	Acoustics	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A110-808	Daylighting	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Sections A104.1 (Flood hazard area project elective), A104.7 (Changing and shower facilities project elective) and 104.8 (Long-term bicycle parking and storage project elective) of the IgCC are deleted in their entirety.

*Section A110* of the IgCC is added to read as follows:

### **Section A110 Additional Project Electives**

**A110.1 Additional Project Electives.** The following Sections and Subsections are removed from Chapter 3 through Chapter 8 of this code and relocated to Appendix A to be optional requirements: 404, 405.3, 407.4, 409, 505, 506, 604, 606.5.1, 608.2–608.9, 609.2.3, 610, 701.2, 702.5, 704, 804.2, 806, 807 and 808. Section and subsection numbers, titles and provisions shall remain consistent, unless otherwise amended. Each section or subsection is considered as separate project electives. The electives shall be cumulative and compliance with each project elective shall be recognized individually.

**Secs. 5-323—5-330. Reserved.**

***DIVISION 45. RESIDENTIAL STRUCTURES ONE AND TWO FAMILY DWELLING REQUIREMENTS***

**Sec. 5-331. Applicability.**

The requirements of this division shall be applicable newly constructed and substantially reconstructed; to one and two family dwellings as indicated in section 5 303 of this article.

1. One- and two-family dwellings and townhouses; and
2. Group R-2 multiple-family dwellings of three stories or fewer above grade.

**Sec. 5-332. National Green Building Standard, Adopted~~Green building checklist required.~~**

The ICC 700 National Green Building Standard (NGBS), 2020 Edition, as modified herein, is hereby adopted as the residential green construction code for the City. One (1) copy of such publication as adopted shall be housed by the Inspection Services Division and made available for inspection by the public during regular office hours. Any amendment or change in such publication promulgated by the International Code Council shall not become a part of this article until adopted by ordinance. References to other ordinances and codes of the City shall be interpreted and applied in accordance with the terms and effect of such ordinances and codes at the time of such application and interpretation.~~All one and two family dwelling as indicated in section 5 303 of this article must submit either a completed NGBS checklist, or equivalent green homes checklist with every submittal to the City.~~

**Sec. 5-333. Rockville Green Homes Certification required.**

New structures subject to the provisions of this division must earn the NGBS Certified certification prior to issuance of Certificate of Occupancy.~~Homes must achieve a minimum Silver performance level in Chapters 5 through 10 of the ICC 700 2015 (National Green Building Standard) or equivalent system that must be first approved by the Building Official and where the applicant demonstrates equivalency and compliance.~~

**Sec. 5-334. National Green Building Standard —Amendments.**

The ICC 700 National Green Building Standard, 2020 Edition (NGBS), is amended in the following respects:

Section 103.1 of the NGBS is amended to read as follows:

**103.1 Proof of Registration Required.** Prior to issuance of building permits for projects subject to the provisions of this standard, applicants shall provide proof of project registration for NGBS Certification.

Section 103.2 is added to the NGBS to read as follows:

**103.2 Conflicts.** Where there is a conflict between a general requirement and a specific requirement of this standard, the specific requirement shall be applicable. Where, in any specific case, different sections of the standard specify different materials, methods of construction or other requirements, the most practical requirement to meet the intent of the code, as determined by the *building official*, shall govern.

**103.2.1 Conflicting Provisions.** Where conflicts occur between provisions of this standard and referenced codes and standards, the most restrictive provisions, as determined by the *building official*, shall apply.

This table in *Section 1402* of the NGBS is amended to read as follows:

**ICC – International Code Council | [www.iccsafe.org](http://www.iccsafe.org)**

<u>DOCUMENT</u>	<u>DATE</u>	<u>TITLE</u>	<u>SECTION</u>
<u>A117.1</u>	<u>2017</u>	<u>Accessible and Usable Buildings and Facilities</u>	
<u>IBC</u>	<u>2021</u>	<u>International Building Code</u>	
<u>ICC-400</u>	<u>2012</u>	<u>Standard on the Design and Construction of Log Structures</u>	<u>Table 701.4.3.2(2)</u>
<u>IECC</u>	<u>2021</u>	<u>International Energy Conservation Code</u>	
<u>IFGC</u>	<u>2021</u>	<u>International Fuel Gas Code</u>	
<u>IgCC</u>	<u>2021</u>	<u>International Green Construction Code</u>	
<u>IMC</u>	<u>2021</u>	<u>International Mechanical Code</u>	
<u>IRC</u>	<u>2021</u>	<u>International Residential Code</u>	
<u>IPC</u>	<u>2021</u>	<u>International Plumbing Code</u>	
<u>IWUIC</u>	<u>2018</u>	<u>International Wildlife Urban Interface Code</u>	<u>503.1(8), 11.503.1(8)</u>

SECTION II – This ordinance shall become effective on August 1, 2026.

\*\*\*\*\*

NOTE: ~~Strikethrough~~ indicates material deleted.

Underlining indicates material added.

Asterisks \* \* \* indicate material unchanged by this ordinance.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council of Rockville at its meeting of

\_\_\_\_\_.

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Sara Taylor-Ferrell  
City Clerk/Director of Council Operation