INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC)

IgCC 2012 Compliance with National Green Building Standard

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Our Philosophy

- Builders should have a choice in green certification programs
- ANSI-approved NGBS is national, credible, and affordable
- Most comprehensive green rating system because of green building category threshold requirements
- Occupancy matters; residential development has different financial and sustainability considerations than commercial/office development
- We advocate for choice and third-party certification to demonstrate compliance
National Green Building Standard
ICC-700

- First and solely residential green code within the suite of I-Codes
- Approved by American National Institute of Standards (ANSI)
- Provides rating system of project’s environmental impact
- Four certification levels
- Designed to be voluntary, above-code program
National Green Building Standard
Applies to All Residential
National Green Building Standard

- Comprehensive set of green practices for design, construction, verification, and operation
  - Written in code language
  - Sets energy efficiency baseline as % above code
  - Few mandatory provisions
  - Stringent requirements for required points in every green category
  - Increasing requirements in every green category for higher certification levels
  - Expansive, flexible point-based system to recognize diversity of residential buildings, climate zones, and construction types
  - Equal focus on design and construction
  - Backed-up by most rigorous verification protocol of any program
NGBS Green Certification

- Program objective to eliminate barriers to green certified homes
  - Reduce costs (real or perceived)
  - Provide flexibility, without compromising rigor
  - Streamline the paperwork
  - Provide free, timely technical assistance and interpretations
  - Deliver superior customer experience
International Green Construction Code (IgCC)

- Developed in 2012 by ICC, AIA, USGBS, ASHRAE
- Baseline, comprehensive green construction code to complement above-code voluntary green certification programs
- Covers all new construction and renovation 5 stories and higher
  - NGBS 2008 is alternative compliance path buildings 4+ stories
  - Must achieve Silver level for energy efficiency
- Jurisdictions can elect to make IgCC apply to SF and low-rise residential
  - Low rise residential must meet NGBS 2008 requirements to comply
- NGBS inclusion within IgCC acknowledges it’s status as first and solely residential green code within I-Codes
WARNING: Jurisdictions are unpredictable!

- Jurisdictions may intentionally or unwittingly omit or revise IgCC Chapter 1 which allows NGBS as alternative compliance path
  - May not fully recognize that IgCC covers mid- and high-rise residential
  - May not realize that NGBS applies to high rise residential
  - May not understand NGBS can be used as an alternative compliance path
- Recommend working closely with local adopting entity to ensure the NGBS compliance path remains an option
IgCC Adoption Status

- **Statewide Adoption**
  - Maryland (allows local jurisdictions to adopt)
  - Florida (adopted as option for new and renovation of state-owned facilities)
  - North Carolina (adopted Rainwater Collection and Distribution Systems section)
  - Oregon (adopted energy related provisions)
  - Rhode Island (adopted for all public agency major facility projects)
IgCC Adoption Status

- Local Adoption
  - Phoenix, AZ (includes NGBS)
  - Scottsdale, AZ
  - District of Columbia (includes NGBS Green certification)
  - Fort Collins, CO (includes NGBS)
  - Boynton Beach, FL (as voluntary green code)
  - Keene, NH (allowed for Sustainable Energy Efficient Development zone along w/ NGBS Green certification)
  - Dallas, TX (includes NGBS)
  - Richland, WA (voluntary for commercial buildings)
IgCC adoption has raised concerns for building industry and code officials

- Some code officials recognize that many IgCC green practices are unfamiliar and do not directly impact health, safety, and welfare
- Many building departments are resource-challenged, making it difficult to increase staffing and/or training
- Compliance review and approval can be more challenging

- One idea gaining traction is to allow independent, third-party certification to demonstrate compliance
- Third-party certification can be a cost-effective, desirable option for builders and developers
Third-Party Certification Benefits

- Builders and developers
  - Benefit because third-party verification can be affordable alternative
  - Gain marketing and potential valuation advantages of NGBS Green certification
  - Customer service and technical assistance of program can help eliminate lingering barriers to high performance residential buildings
Third-Party Certification Benefits

- Local code officials
  - Benefit with lower administrative costs for implementing a new green code
  - No need to develop entirely new enforcement procedures and compliance documents
  - Updates occur regularly

- Local jurisdictions
  - Third-party verification necessary for NGBS Green certification is far more stringent than what most local jurisdictions could require
  - Offers more cost-effective method for enforcement than the jurisdiction developing their own verification protocol
  - Provides incentive that buildings will seek higher performance levels
  - Buildings have a greater chance of meeting their sustainability objectives
DC had one of first green building mandates for private buildings

Department of Consumer and Regulatory Affairs (DCRA) struggled to train code officials

2013 City Council proposal for DC to adopt IgCC, but without NGBS

Home Innovation requested DC recognize NGBS as alternative compliance path

Final law allows independent third-party certification from the following to serve as alternative compliance:

- USGBC (LEED),
- Home Innovation (NGBS),
- Enterprise (Green Communities)

Before IgCC was passed zero MF buildings sought NGBS certification

Currently 3 MF buildings in-process, consisting of 392 units
IgCC Case Study: Dallas

- Adopted IgCC
- Allow LEED and NGBS as alternative compliance, but does not require third-party certification
- Mandates verification by city-trained independent verifiers
- Most multifamily buildings seek certification because it is affordable and offers marketing and property valuation benefits
IgCC Advocacy

- Support adoption of IgCC locally with NGBS as alternative compliance path for multifamily residential
- Advocate for independent, third-party certification to serve as proof of compliance
- Why?
  - Market approach is more cost-effective for builders
  - Project get added marketing benefit of green certification
  - Green certification may help building achieve higher valuation
  - Costly for local jurisdictions to train code officials to verify building practices that are beyond health, safety, and welfare items
  - Costly and difficult for jurisdictions to design credible verification protocols and update them with new versions
  - Support of independent verifiers helps ensure green building experts are consulted early in the construction process
Advocacy Action Items

- Contact Home Innovation staff as soon as you learn of any new legislative/regulatory proposals

- Home Innovation can provide:
  - Letter of support
  - Model testimony
  - Certification statistics to support the case
  - List of similar jurisdiction decisions
  - Custom analysis, if necessary
  - Home Innovation staff intervention
  - Educational materials, if useful

- Local advocacy team should consist of builders, verifiers, and architects
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ICC-700 National Green Building Certification Group