Green Codes and Standards

- International Green Construction Code (IgCC)
- Green Plumbing and Mechanical Code Supplement
- CALGreen (California)
- ASHRAE Standard 189.1
- National Green Building Standard - ICC 700 (Residential)
Implementation Infrastructure

• Statewide Adoption
  – State establishes the model codes to be used
  – Developed through the State process with stakeholder participation
  – Consistency among jurisdictions benefits developers and professionals

• Enforcement by local government
  – Cities, Counties, Townships, etc.
  – Some flexibility in modifications to state code
Implementation Outreach

- Outreach efforts and stakeholder input
  - Essential for a successful adoption and implementation
    - Architects
    - Building owners
    - Building industry organizations
    - Technical/professional associations
    - Contractors/labor
- Regional coordination – important
• Enforcement of Green Codes
  – Within existing governmental structure
  – Separate division
    • New specialty, steep learning curve
    • Effective in making necessary adjustments

• Plan check process
  – Part of overall review
  – Separate Division
    • Internal routing of plans
    • Standard corrections
Enforcement - Administration

• Inspection process
  – Combination Inspectors (in-house)
  – Specialized inspections (in-house)
  – Special inspectors (outside agency)

• Independent Agencies – Third Party
  – Contract with local government
  – Provide plan review services
  – Provide inspection services
Enforcement

Keys to Success

– Staff training
– Attitude and customer service
– Continuous adjustments and enhancements
– Open Communication with Stakeholders
– Timely service
– Customer satisfaction
Challenges

- Enforcement
  - Many new concepts
  - Non safety code requirements

- Building Commissioning
  - New to the regulatory community
  - Testing of systems

- Construction waste management
  - Non-building component
Challenges

- Material efficiency
  - Recycled, Indigenous, used
- Low VOC
  - Documentation
  - Material Availability
- General contractors
- Building owners
Activities

• Compliance Documents
  – Checklists, Templates, Forms
  – Guidelines, Commentaries
  – Standards
  – Evaluation of Products
  – Accreditation Criteria - IAS
Thank You

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