

Commercial Building Code Green Building Amendments (Prescriptive)

Applicable to Non-Residential and High-Rise (4-story + up) Multifamily Housing



				Ordinance Cross-Ref	
GB Practice	Description *	Intent	Applicability**	Code	Section
RESOURCE EFFICIENCY					
Construction waste recycling	<ul style="list-style-type: none"> Submit recycling plan (who, what, where, how) before project begins Implement recycling (non-landfill) for wood, metal, concrete and cardboard 	Divert construction waste from landfill	New: Yes Addition: No Alteration: No	IBC	3602.1
Certified wood	Sustainable forestry certification required for all tropical hardwoods	Support sustainable forestry practices	New: Yes Addition: Yes Alteration: Yes	IBC	3602.2
Windows, skylights, doors: installation	Increased detailing regarding integration of fenestration with exterior drainage plane	Reduce potential for exterior moisture damage	New: Yes Addition: Yes Alteration: No	IBC	1405.13.3
ENERGY EFFICIENCY + CONSERVATION					
Energy distribution design	Each electrical panel supplies only one of the following electricity use types - HVAC, lighting, plug loads, process loads, & miscellaneous loads. Space required for metering. Buildings less than 15,000 sq. feet are exempt.	Provides means for measurement and verification leading to potential energy savings	New: Yes Addition: Part Alteration: No	IECC	505.8
Building envelope: air barrier	Requirement for continuous air barrier system with air tightness testing per City of Fort Collins standard. Leakage must not exceed 0.25 CFM/SF at 75 Pa.	Saves energy, improves occupant comfort, improves building durability, reduces pest problems	New: Yes Addition: Yes Alteration: No	IECC	502.4.3.1 502.4.3.2
Building envelope: electrically heated buildings	More rigorous insulation specifications than IECC 2009 for electrically-heated buildings. Applies to buildings with electric heat power density greater than 1.5 W/sq ft.	Save energy and reduce peak electrical demand	New: Yes Addition: Yes Alteration: No	IECC	502.1.1 502.1.2 Table 502.2(3)
Building envelope: installed insulation standards	All insulation installed to Residential Energy Services Network (RESNET) Grade I standard. Grade II allowed for cavity insulation if exterior continuous insulation installed to Grade I.	Improves performance of insulation - energy savings, better occupant comfort, better building durability	New: Yes Addition: Yes Alteration: Yes	IECC	502.1
Sleeping unit controls	Controls required that automatically turn off lighting, switched outlets, permanently-wired luminaires and televisions when guest rooms are unoccupied. HVAC set point will be relaxed by at least 5°F when rooms are unoccupied. Manual-on, auto-off occupancy sensors required for bathroom lighting. Applies to hotels/motels with more than 20 rooms.	Energy savings, operations and maintenance savings through increased equipment life	New: Yes Addition: Yes Alteration: Yes	IECC	505.2.3 505.2.3.1
Outdoor lighting controls	Automatic controls to reduce outdoor lighting by at least 50% 2 hours after business closes. Turn off outdoor lighting within 30 minutes of sunrise. Applies to building facades, parking lots, garages, canopies, outdoor sales areas. Some exceptions apply.	Electricity savings, CO2 reduction	New: Yes Addition: Part Alteration: No	IECC	505.2.4

Occupant sensor controls	Occupant sensor controls to automatically reduce connected lighting power by at least 50% in corridors, enclosed stairwells, storage stack areas not open to the public, library stack areas, and parking garages when unoccupied.	Electricity savings, CO2 reduction	New: Yes Addition: Part Alteration: No	IECC	505.2.2.1
Energy assessments for alterations	Energy assessments required prior to building alterations with valuation of \$30,000 or greater. No-cost assessment provided by Fort Collins Utilities.	Identify energy efficiency opportunities	New: No Addition: No Alteration: Yes	IECC	101.4.3.1
WATER EFFICIENCY + CONSERVATION					
Water-efficient fixtures	Specified fixtures must meet standards for maximum flow rates or consumption.	Save water and energy	New: Yes Addition: Yes Alteration: Yes	IPC	Table 604.4
INDOOR ENVIRONMENTAL QUALITY (IEQ)					
HVAC IAQ Design	<ul style="list-style-type: none"> • Protect ducts from contamination during construction • Air handling system access & ability to clean and maintain • No friable materials in air plenums 	Avoid introducing contaminants into supply air and provide means for maintaining air quality.	New: Yes Addition: Yes Alteration: Yes	IBC	3603.1
Building flush-out	Flush out building contaminants by ventilating at prescribed outside air setting continuously for 14 days.	Remove pollutants generated from outgassing of new materials	New: Yes Addition: Part Alteration: Part	IBC	3603.1.2
Low-Volatile Organic Compound (VOC) materials	Interior materials meet maximum VOC emissions standards: <ul style="list-style-type: none"> • Sealants + adhesives • Resilient flooring • Carpeting and pad • Site-applied paints, stains and varnishes • Structural wood panels, hardwood veneer plywood, particle board and fiber board • Insulation 	Improve indoor air quality for construction workers and occupants	New: Yes Addition: Yes Alteration: Part	IBC	3603.2
Acoustical control	Requirements for exterior-to-interior sound transmission in specific location categories, interior sound transmission and background sound levels.	Reduce noise disturbances for occupants	New: Yes Addition: Part Alteration: No	IBC	3603.3
COMMISSIONING / OPERATIONS + MAINTENANCE + EDUCATION					
Commissioning	Provide commissioning of HVAC, controls, building envelope, lighting controls, service water heating, renewable energy systems and background sound levels. Verify systems performance, training and O&M manual. (Applies to new buildings + additions >15,000 sq ft)	Ensure that building systems are installed and operate per owner's intent and that it can be operated and maintained	New: Yes Addition: Part Alteration: No	IBC	3604.1

* Amended code language is posted at www.fcgov.com/building/codes.php

** Indication of how amendment applies to new buildings, additions and alterations to existing buildings. In general, amendments apply in same manner as any code provision, when a building permit is required.