

Commercial Code Green Building Amendments (Prescriptive)

These amendments apply to commercial buildings and high-rise (four-story and more) multi-family housing.



2/11/2011

#	GB Practice	Description*	Intent	Applicability
RESOURCE EFFICIENCY				
1	Construction waste recycling	<ul style="list-style-type: none"> • Submit recycling plan (who, what, where, how) • Implement recycling (non-landfill) for wood, metal, concrete and cardboard 	Divert waste from landfill. Potential disposal cost savings	New: Yes Addition: Yes Alteration: No
2	Certified wood	Sustainable forestry certification required for all tropical hardwoods	Support sustainable forestry practices	New: Yes Addition: Yes Alteration: Yes
ENERGY EFFICIENCY + CONSERVATION				
3	Energy distribution design	Each electrical panel supplies only one of the following electricity use types - Heating, Ventilation, and Air Conditioning (HVAC), Lighting, miscellaneous loads, plug loads, & process loads.	Provides means for measurement and verification leading to potential energy savings	New: Yes Addition: Part Alteration: No
4	Building envelope: air barrier	Require continuous air and thermal barrier per The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standard 189.1. Appendix B	Saves energy, improves occupant comfort, improves building durability, reduces pest problems	New: Yes Addition: Yes Alteration: No
5	Building envelope: electrically heated buildings	Higher specifications for electric-heat buildings beyond 2009 International Energy Conservation Code (IECC) requirements	Save energy, reduce peak electrical demand, improve occupant comfort	New: Yes Addition: Yes Alteration: No
6	Building envelope: installed insulation standards	Stud cavity insulation installed to Residential Energy Services Network (RESNET) Grade I standard. Grade II allowed if exterior insulation installed to Grade I.	Improves performance of insulation - energy savings, better occupant comfort, better building durability	New: Yes Addition: Yes Alteration: Yes
7	Control of loads in hotel/motel guest rooms	Lighting, switched outlets, and televisions will be controlled when guest rooms are unoccupied. HVAC set point will be relaxed by at least 5°F when room is unoccupied.	Energy savings, operations and maintenance savings through increased equipment life	New: Yes Addition: Yes Alteration: Yes
8	Outdoor lighting controls	Reduce outdoor lighting by 50% 2 hours after business closes	Electricity savings, CO2 reduction	New: Yes Addition: Part Alteration: No
9	Occupancy sensor controls	Occupant sensor controls to automatically reduce connected lighting power by at least 50% in corridors, enclosed stairwells, storage and stack areas not open to the public, and parking garages when unoccupied.	Electricity savings, CO2 reduction	New: Yes Addition: Part Alteration: No
10	Energy assessments for alterations	Energy assessments required prior to building alterations. No-cost assessment provided by Fort Collins Utilities.	Identify energy efficiency opportunities	New: No Addition: No Alteration: Yes
WATER EFFICIENCY + CONSERVATION				
11	Water Efficient Fixtures	See table (based on Water Sense standard)	Water savings	New: Yes Addition: Part Alteration: Part

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INDOOR ENVIRONMENTAL QUALITY (IEQ)				
12	HVAC IAQ Design	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
13	Building flush-out	Flush out building contaminants by operating at prescribed outside air setting for 14 days.	Remove pollutants generated from outgassing of new materials	New: Yes Addition: Part Alteration: Part
14	Low-Volatile Organic Compound (VOC) materials	Interior materials meet maximum VOC emissions standards: • Sealants + adhesives • Resilient flooring • Carpeting • Paints, stains, varnishes and other site-applied finishes • Structural wood panels, hardwood veneer plywood, particle board, and fiber board	Improve indoor air quality for construction workers and occupants	New: Yes Addition: Part Alteration: Part
15	Acoustical control	Requirements for exterior-to-interior sound transmission, interior sound transmission, and background sound levels.	Reduce noise disturbances for occupants	New: Yes Addition: Part Alteration: No
COMMISSIONING / OPERATIONS + MAINTENANCE				
16	Commissioning	Provide Fundamental Commissioning with addition of commissioning building envelope materials and assemblies.	Ensure that building systems are installed and operate per owner's intent	New: Yes Addition: Part Alteration: No

*Visit the City of Fort Collins Green Building Program web site (www.fcgov.com/gbp) for more information:

- **Fort Collins Building Code Green Amendments**
- **Expanded descriptions of each green building practice**
- **Benefits and Costs of Building Code Green Amendments**