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MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive. 101 Monroe Street. Rockville, Maryland 20850

Subject: International Green Construction Code (IGCC) 2018

Number: 12-20

Originating Department: DEPARTMENT OF PERMITTING SERVICES

Effective Date:

Montgomery County Regulation on:

COMCOR 08.00.03 ADOPTION OF THE 2018 INTERNATIONAL GREEN CONSTRUCTION CODE

DEPARTMENT OF PERMITTING SERVICES

Issued by: County Executive
Regulation No. 12-20

Authority: Code Sections 8-13 and 8-14
Supersedes: Executive Regulation 21-15AMII

Council Review: Method 2
Register Vol. 37 Issue 8

Comment deadline: October 5, 2020

Effective date:

Sunset date: None

SUMMARY: This regulation adopts the 2018 International Green Construction Code (IGCC), with amendments, and supersedes Executive Regulation 21-15AMII.

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BACKGROUND INFORMATION: The Montgomery County Department of Permitting Services (DPS) enforces Chapter 8 (Buildings) of the Montgomery County Code. This regulation is adopted under Sections 8-13 and 8-14 of the Montgomery County Code. It supersedes Executive Regulation 21-15AMII by replacing the 2012 International Green Construction Code (IgCC), with amendments, with the 2018 IgCC, with amendments. This regulation is recommended by DPS after a coordinated effort spearheaded by the County Executive's Assistant Chief Administrative Officer and Climate Change Coordinator, which was supported by the Montgomery County Departments of Environmental Protection and Transportation, the Montgomery County Public Schools, the Washington Suburban Sanitation Commission (WSSC), Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission, and public stakeholders, who are all committed to achieve net-zero carbon emissions by the year 2030 in Montgomery County.

COMCOR 08.00.03 Buildings – Energy Conservation and Sustainable Building Design.

08.00.03.01 PURPOSE

This regulation adopts the 2018 International Green Construction Code (IGCC), with amendments, and establishes:

- (a) a process to verify that certain new construction and additions comply with the applicable standard;
- (b) standards and procedures under which the Director may approve waivers or modifications of the IGCC, when compliance would be impracticable or unduly burdensome and the public interest would be served by the waiver or modification; and
- (c) standards and procedures for any enforcement mechanism that the Department finds necessary to accomplish the purposes of the energy conservation and sustainable building design standard adopted in this regulation.

AMENDMENTS TO THE 2018 INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC)

08.00.03.02 Section 101.1. Delete the brackets and replace the phrase within the brackets with "Montgomery County, Maryland".

08.00.03.03 Section 101.3.1. Delete items (1) through (4) and replace with the following:

1. New buildings greater than 5,000 square feet in gross aggregate area and their systems.
2. New portions of buildings exceeding 5,000 square feet in gross aggregate square area and their systems.



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08.00.03.04 Section 101.3.2. Add the following item:

6. Group R-4 occupancy buildings not exceeding 16 residents.

08.00.03.05 Section 102.6. Existing Structures. Delete.

08.00.03.06 Section 108. Board of Appeals. Delete.

08.00.03.07 Section 301.2. Definitions.

Add the following definition:

Gross Aggregate Area means the sum of the floor areas of all the spaces within the building with no deductions for floor penetrations. *Gross Aggregate Area* is measured from the exterior faces of exterior walls or from the centerline of walls separating buildings. *Gross Aggregate Area* includes covered walkways, open roofed-over areas, porches and similar spaces, exterior terraces or steps, roof overhangs, parking garages, surface parking, and similar features.

Amend the definition of *Owner's Project Requirements (OPR)* to add the following sentence at the end: "All information in the *OPR* document shall certify that the items identified in the plans are constructed, installed and operate as intended in the approved plans and specifications."

08.00.03.08 Subsection 501.3.1.2. Prohibited Development Activity. Delete.

08.00.03.09 Sections 501.3.2, 501.3.3, 501.3.4, 501.3.6, 501.3.7, and 501.3.8. Delete.

08.00.03.10 Section 601.3. Delete.

08.00.03.11 Section 701.4.1.1.1. Add the following sentence at the end: "All REC's obtained must be sourced within the PJM Interconnection region. Documentation pertaining to retainment and retirement of REC's must be available to the authority having jurisdiction, for review upon request." Note: PJM Interconnection is a regional transmission organization the coordinates the movement of wholesale electricity in all or parts of 13 states including Maryland and DC.

08.00.03.12 Section 701.5.1. Add the following sentences at the end: "Energy modeling input and output data must be provided at the time of permit application submittal. The data must include, but is not limited to, source energy and energy units as metrics for calculation of a zEPI score."

08.00.03.13 Sections 801.3.1.7 and 801.3.3.5. Delete.

08.00.03.14 Section 901.3.1. Delete.



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08.00.03.15 Sections 1001.3.1.1.2.c and 1001.3.1.1.3. Amend to add the phrase "AHJ, with copies also being provided to" before the phrase "building owner" and "owner", respectively.

08.00.03.16 Sections 1001.3.1.1.2.1.3, 1001.3.1.4, 1001.3.1.7, 1001.3.1.9, 1001.3.1.10, 1001.3.2.1.2, 1001.3.2.1.5 and 1001.3.2.4. Delete.

08.00.03.17 Section 1001.3.2.1.3. Delete the second sentence and subsections 1001.3.2.1.3.1 through 1001.3.2.1.3.3 and replace with the following: "The plan must describe the procedures needed to use the energy measurement devices and collection/storage infrastructure, and the procedures for tracking and assessing energy consumption.

08.00.03.18 Section 1001.3.2.1.4. Delete in its entirety and replace it with the following: "The indoor air quality plan must describe the procedures needed to implement a regular outdoor airflow monitoring program after building occupancy; the procedures for operating ventilation systems during occupancy; the procedures needed for maintaining and monitoring IAQ after building occupancy; a green cleaning plan; and the procedures for implementing a regular humidity sensor monitoring program after building occupancy.

08.00.03.19 Amend Normative Reference Chapter 11, ISO, to replace "ISO 21930-2007:" with "ISO 21930-2017:".

08.00.03.20 Informative Appendix H is adopted in its entirety.

08.00.03.21 Section J101.1.3. Add the phrase "this code or" after the phrase "shall comply with".

08.00.03.22 Informative Appendix J. Sections J101.1.3, J101.1.4, and J101.1.5 are adopted.

08.00.03.23 SEVERABILITY

The provisions of this regulation are severable. If a court of competent jurisdiction holds that a provision is invalid or inapplicable, the remainder of the regulation remains in effect.

Marc Elrich, County Executive

Date



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Approved as to form and legality:



Charles L. Frederick
Office of the County Attorney


Date