

2012 IGCC Amendment Explanations

The suggested amendments are based on geographical criteria, size of our town, staff recommendations, attorney recommendations, public input and conflicts found with Colorado State Statutes.

Chapter 1 Scope and Application

101.1-“Title” – Change the [Name of Jurisdiction] to “The Town of Carbondale.”

101.3-“Scope” – Added a provision that the IGCC does not apply to remodel projects that are less than 50% of the value of the building. This will exempt tenant finish permits.

101.3, Exceptions-“Scope” – This section addresses the application of the IGCC to residential occupancies. This section includes all occupancies not currently covered under the Town’s Residential Efficient Build Program (REBP).

101.3.1-“Scope” – This section is removed because it references the ICC700 residential green code and the Town is using the REBP.

102.4.1-“Conflicting Provisions” - Added verbiage to resolve conflicts in between code versions.

Chapter 2 Definitions

Added a definition for “Adaptive Plants,” per P&Z recommendations.

Chapter 3 Jurisdictional Requirements and Life Cycle Assessment

Table 302.1-“Requirements Determined by the Jurisdiction” – The table has been filled out based on input from department input, attorney input and public input.

302.1.1-“zEPI” – A zEPI of 47 matches the energy requirements of the rest of the 2012 IGCC, and is utilized only with a performance-based compliance path (ie. modeling a building’s energy usage).

Chapter 4 Site Development and Land Use

402-“Preservation of Natural Resources” - This section is being removed and will be addressed in the land use code re-write.

403-“Stormwater Management” – This section is amended out of the code; it is covered by state law and will also be addressed in the land use code re-write.

404.1-“Irrigation” – Amended the code so a landscape design professional is not required for small landscaped areas.

405.1.1(3)-“Soil and Water Quality Protection Plan” – Removing this section, regarding a written protocol for landscape maintenance.

405.3-“Native Plant Landscaping” – The code has been amended to allow landscaping to be native species and adaptive plants.

407-“Transportation Impact” – These sections cover bike parking, shower facilities, high occupancy vehicle parking, and hybrid parking. They are written/being written into the land use code. A roughed in conduit for future electric car charging has been added.

408-“Heat Island Mitigation” – This section is being removed and addressed in the land use code with the exception of vegetative roofs.

409-“Site Lighting” – This section is removed, as the Town lighting code is much more comprehensive.

Chapter 5 Material Resource Conservation and Efficiency

504-“Waste Management and Recycling” – This section addresses post occupancy recycling. Adequate room in the required dumpster enclosure for recycling bins is required. Another requirement is to provide a designated, labeled area in each tenant space for recycling collection.

Chapter 6 Energy Conservation, Efficiency and CO2e Emission Reduction

604.1-“Automated Demand Response Infrastructure” - Wire is required to be installed for future installation of an Automated Demand Response Infrastructure. Local utilities do not provide for Automated Demand Response Infrastructure, so only a rough-in would be required.

609.2.1.4-“Standby Mode” – This section requires elevator lights to shut off under certain circumstances. It is being removed based on input from the elevator inspector.

610-“Building Renewable Energy Systems” – This section is being revised based on input from the Board of Trustees. 10% of the building’s energy use is required to be offset by renewable energy. Offsite renewable energy requires 15% of a building’s energy use. Within the Xcel territory renewable energy

required to be purchased within the county and with Holy Cross it shall be within Holy Cross Territory.

Chapter 7 Water Resource Conservation, Quality and Efficiency

702.7-“Municipal Reclaimed Water” – This section deals with gray water. The workgroup discussed the fact that a portion of the Town is on a ditch system. The workgroup came to the conclusion that this would be a section to look at amending out now, and potentially adding in later.

705-“Metering” – This section requires all water systems to be metered. Ditch water would require metering. The Utility Director is to determine the need for metering.

707- “Rainwater Systems” – This section is amended out due to conflict with State Statute.

708-“Gray Water Systems” – This section is amended out due to conflict with State Statute.

709-“Reclaimed Water Systems” – This section is amended out due to conflict with State Statute.

710-“Alternate Onsite Nonpotable Water Sources” – This section is amended out due to conflict with State Statute.

804.1.2-“Wood Fired Appliances” – Amended to allow tested appliances allowed by the state of Colorado. The state has an extensive list of tested wood burning appliances that has been allowed.

1007.2-“Evaluation of Existing Buildings” – Selected “Yes” in Table 302.1 to allow building owners to voluntarily comply with the IGCC.

1104.2-“Building Site Improvements” – This section requires bike parking when there is a change of occupancy. This section is amended out and is being addressed in the land use code re-write.

Appendix B Radon Mitigation

Garfield County is on the list as “High Potential” for radon. The Town has made radon mitigation mandatory for residential construction.