What does the IGCC do? The IGCC provides model code language to establish baseline regulations for new and existing buildings related to energy conservation, water efficiency, building owner responsibilities, site impacts, building waste, and materials and other considerations.

How does the IGCC become law? The model code language becomes law when it is adopted by the appropriate state or local authority charged with governing construction. The adopting jurisdiction is charged with determining the final content of the code, and has the ability to calibrate the application of the code on a project-by-project basis.

How does this complement existing rating systems or other guidelines? Rating systems such as LEED are voluntary guidelines for cutting-edge applications of green building design. The IGCC establishes minimum requirements for all buildings, providing a natural complement for voluntary rating systems which extend beyond the IGCC’s baseline. The U.S. Green Building Council, creators of LEED, has participated in the development of the IGCC and endorses its usage as a viable option for communities that wish to regulate minimum green building provisions.

What if my state or local jurisdiction seeks a different approach than others considering the adoption of the IGCC? The IGCC establishes several levels of compliance, starting with the basic provisions of the code, and then offering “jurisdictional requirement” options. Further, the jurisdiction can add more guidance on a project-by-project basis through establishing the specific number of available IGCC “project electives.”

How extensive is the IGCC and how difficult will it be to enforce? The IGCC has eleven chapters, plus two appendices. Many provisions in the IGCC are modeled after familiar tables and application tools that are found in other International Codes that have been adopted in every state in the U.S. The IGCC acts as an overlay on other existing codes, including using the provisions of the International Energy Conservation Code (IECC) as a baseline. To make sure the IGCC is enforceable, it was reviewed by the same officials that develop the building codes that officials enforce on a daily basis.
Will there be professional development for those helping implement the IGCC? Free online training on the key elements of the IGCC is currently being offered by the International Code Council, with classroom training, certification exams and contractor testing coming in late Spring / Summer 2010. In addition, a free Synopsis of IGCC Public Version 1.0 is available via download from the ICC website, www.iccsafe.org/igcc, as is an informational video. Representatives from IGCC sponsoring organizations also are available to speak about the code at local, state, and national events.

How was the code developed? The IGCC Public Version 1.0 was developed over an 8-month period by a broad-based, 29-member Sustainable Building Technology Committee, with input from more than 100 Work Group members composed of experts in government, business and academia, code development and enforcement, architecture, materials science, engineering, and environmental advocacy. The development of a code occurs when there is a clear need expressed from regulators and others in the construction and enforcement communities. In the case of the IGCC, there has been an increasing call for a “green” code that addresses sustainable design and construction practices.

KEY COMPONENTS OF IGCC PUBLIC VERSION 1.0

Energy and Water Conservation and Efficiency: Specific guidance includes the topics of mandated reductions in potable water consumption, CO2 emissions rates, and integration with the International Energy Conservation Code (IECC).

Land Use and Development: The IGCC addresses how a building can positively impact the land it occupies, as well as reduce the negative consequences that its presence may have on existing natural resources.

Practices for Adapting Existing Buildings: This section includes details on additions and/or alterations and changes in occupancy, with regulation of historic or relocated buildings deferred to local requirements.

Project Electives: This section provides a menu of options for building designers to adapt the IGCC to their specific needs. The electives address brownfield and infill sites, increased energy and water efficiency, and other site-specific considerations resulting in high performance buildings.

Pre- and Post-Occupancy Commissioning: This critical section links design elements and systems functions with overall building performance.

ANSI/ASHRAE/USGBC/IES Standard 189.1: Offered as a Jurisdictional Requirement Option of IGCC. Standard 189.1 provides minimum requirements for the siting, design and construction of high performance, green buildings. Provisions in the Standard can reduce negative environmental impacts through high-performance building design, construction, and operations practices.

Visit www.iccsafe.org/igcc for all the latest and to download IGCC Public Version 1.0 today.

THE IGCC IS:

COMPREHENSIVE: The IGCC applies to the construction of traditional and high-performance buildings, structures, and systems, including alterations, and additions.

INTEGRATED: The IGCC has been designed to coordinate and integrate with the health and safety features of existing I-Codes and existing rating systems such as LEED.

CONSENSUS BASED: ICC’s open, governmental consensus code development process ensures that key stakeholder voices have been heard throughout the process.

ADAPTABLE: The IGCC is a “model” code, requiring adoption by a governing jurisdiction before it becomes law. In this way, the model language can, if necessary, be adapted to address local conditions.

ENFORCEABLE: The IGCC creates a regulatory framework for new and existing buildings, advancing and complementing the momentum in “green” building created by popular rating systems.

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