

# Public Review Draft

Proposed Addendum an to Standard 189.1-2020

# Standard for the Design of High-Performance Green Buildings Except Low-Rise Residential Buildings

First Public Review (January, 2023)  
(Draft Shows Proposed Changes to Current Standard)

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**(This foreword is not part of this standard. It is merely informative and does not contain requirements necessary for conformance to the standard. It has not been processed according to the ANSI requirements for a standard and may contain material that has not been subject to public review or a consensus process. Unresolved objectors on informative material are not offered the right to appeal at ASHRAE or ANSI.)**

## Foreword

*This Addendum addresses the resilience of essential buildings that are defined as Risk Category IV structures by the International Building Code. Specifically, this addendum prohibits construction of such buildings in a 500-year flood hazard area when selected as a jurisdictional option (JO). As the extent and frequency of flood events continues to expand, ensuring essential facilities and those that represent a substantial hazard to human life in the event of failure are not constructed in vulnerable locations provides for resilience for the communities in which they are located. This Addendum also revises flood zone terminology to be compatible for both US and International applications. This Addendum also removes an exception for “AO” flood zones because the single exception appears arbitrary among comparable flood zones.*

*These changes are not expected to add cost to the standard.*

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*[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~strikethrough~~ (for deletions) except where the reviewer instructions specifically describe some other means of showing the changes. Only these changes to the current standard are open for review and comment at this time. Additional material is provided for context only and is not open for comment except as it relates to the proposed changes.]*

## Addendum an to 189.1-2020

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*Insert Section 5.3.1.2.a as follows and renumber accordingly:*

**5.3.1.2 Prohibited Development Activity.** There shall be no site disturbance or development of the following:

- a. [JO] Category IV building projects as defined by the International Building Code, on land located within a 0.2% annual chance flood hazard area,

~~a~~ b. Previously undeveloped land having an elevation lower than 5 ft (1.5 m) above the elevation corresponding to a 1% annual chance flood ~~of the 100-year flood, as defined by USFEMA.~~

**Exceptions to 5.3.1.2(a b):**

1. Development of low-impact trails shall be allowed anywhere within a flood zone.
- ~~2. Development of building structures shall be allowed in alluvial “AO” designated flood zones, provided that such structures include engineered floodproofing up to an elevation that is at least as high as the minimum lowest floor elevation determined by the authority having jurisdiction (AHJ), and provided that the site includes drain-age paths constructed to guide floodwaters around and away from the structures.~~

~~b~~ c. Land within 150 ft (50 m) of any *fish and wildlife habitat conservation area*

**Exceptions to 5.3.1.2(~~b~~ c):**

1. Development of *low-impact trails* shall be allowed, provided that such trails are located at least 15 ft (4.5 m) from the area.
2. Site disturbance or development shall be allowed for habitat enhancement measures.

~~e~~ d. Land within 100 ft (35 m) of any *wetland*

**Exceptions to 5.3.1.2(~~e~~ d):**

1. Development of *low-impact trails* shall be allowed, provided that such trails are located at least 15 ft (4.5 m) from the *wetland*.
2. Site disturbance or development shall be allowed for habitat enhancement measures or for restoration of the functions of the *wetland*.

**Add the following Normative Reference**

<b>International Code Council</b> <b>500 New Jersey Ave NW # 300</b> <b>Washington, DC 20001, United States</b> <b>1-800-786-4452; <a href="http://www.iccsafe.org">www.iccsafe.org</a></b> <u>2021 IBC</u>	<u>International Building Code</u>	<u>5.3.1.2</u>
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