

Public Review Draft

Proposed Addendum y to Standard 189.1-2023

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

First Public Review (January, 2026)
(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 proposed modification classifies “allowable sites” as a Jurisdictional Option (JO). Land use is regulated by municipal and county planning and zoning authorities based on economic development and land use goals. It is common for jurisdictions to have planning ordinances that address land use, density, setbacks, mass and building heights. Making “allowable sites” a JO, will give local jurisdictions greater flexibility in adopting and enforcing the IgCC while minimizing conflicts with existing planning and zoning regulations.

*[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. **Highlights** are used here to emphasize the change. 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 y to 189.1-2023

Modify Table 4.2 as follows:

Table 4.2 Requirements Determined by the Jurisdiction (Normative in the IgCC)

Section	Section Title, Description and Directives	Jurisdictional Requirement
5.3.1.1	Allowable Sites	<input type="checkbox"/> No

(Portions of table not shown are unchanged)

Modify Section 5.1 as follows:

5. SITE SUSTAINABILITY

5.1 Scope. This section addresses requirements for building projects that pertain to site selection, site development, greenfields, mitigation of heat island effect, light pollution reduction, and mitigation of transportation impacts.

Modify Section 5.3.1.1 as follows:

5.3.1.1 JO Allowable Sites. The building project shall take place in or on one of the following:

- a. An existing building envelope
- b. A brownfield
- c. A greyfield
- d. A greenfield that is not agricultural land, forest land, or designated park land and that meets one or more of the following:
 - 1. The boundary of the area of the proposed building project is within 1/4 mile (400 m) of residential land that is developed, or that has one or more residential buildings under construction, and the average dwelling unit density of the residential land is not less than 10 dwelling units per acre (4 units

per ha).

2. The proposed building complies with ASTM E2843.

3. The proposed building complies with ASTM E2844.

e. A greenfield that is agricultural land, and the purpose of the proposed building is related to the agricultural use of the land.

f. A greenfield that is forest land, and the purpose of the proposed building is related to the forestry use of the land.

g. A greenfield that is designated park land, and the purpose of the proposed building is related to the use of the land as a park.

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.

b. Previously undeveloped land having an elevation lower than 5 ft (1.5 m) above the elevation corresponding to a 1% annual chance flood.

Exception to (b): Development of low-impact trails shall be allowed anywhere within a flood zone.

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

Exceptions to (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.

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

Exceptions to (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.
