

Public Review Draft

Proposed Addendum z 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 “stormwater management” as a Jurisdictional Option (JO). Stormwater management is administered by local and regional engineering authorities based on federal flood zone designations. It is common for jurisdictions to have stormwater ordinances that address on-site and off-site drainage impacts of proposed building projects. Making “stormwater management” a JO, will give local jurisdictions greater flexibility in adopting and enforcing the IgCC while minimizing conflicts with existing stormwater management regulations.

The prohibition on coal tar sealants is moved out of this section (JO) to retain the requirement as a stand-alone requirement for all building projects.

[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~striketrough~~ (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 z 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
5.3.4	Stormwater Management	<input type="checkbox"/> No

(Portions of table not shown are unchanged)

Modify Section 5.1 as follows:

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

Modify Section 5.3.4 as follows:

5.3.4 [JO] Stormwater Management. Stormwater management systems shall be provided on the site. Except to the extent that other stormwater management approaches are required by a local, state, or federal jurisdiction, these systems shall be limited to one or more of the following management methods:

- a. Infiltration
- b. Evapotranspiration
- c. Rainwater harvesting
- d. Stormwater collection and use

5.3.4.1 Projects on Greenfields. Projects on greenfields shall comply with at least one of the following:

- a. Stormwater management systems shall retain on site no less than the volume of precipitation during a single 24 hour period equal to the 95th percentile precipitation event. Building projects with stormwater management systems that are designed to retain volumes greater than that of the 98th percentile precipitation event shall conduct a hydrologic analysis of the building site to determine the water balance of the site prior to its development, clearing, and filling and to demonstrate that the stormwater management system will not cause ecological impairment by starving receiving waters downstream of the site.
- b. The stormwater management system design shall maintain site water balance (the combined runoff, infiltration, and evapotranspiration) based on a hydrologic analysis of the site's conditions prior to development, clearing, and filling. Postconstruction runoff rate, volume, and duration shall not exceed rates preceding development, clearing, or filling of the site.

5.3.4.2 Projects on Greyfields. Projects on greyfields shall retain on site no less than the volume of precipitation during a single 24 h period equal to or greater than the 60th percentile precipitation event.

Exception to 5.3.4.2: Where any fraction of the 60th percentile precipitation event cannot be retained, that fraction shall be treated to limit total suspended solids to 25 mg/L in the remaining discharge.

5.3.4.3 Discharge Rate. Building projects shall be designed and constructed to comply with one of the following requirements:

- a. The discharge of the design storm shall occur over a period of not less than 48 hours.
- b. The discharge flow duration curve at any point in time shall be plus or minus 10% of the flow duration curve for channel-forming discharges for the parcel of land prior to its development, clearing, or filling.

5.3.4.4 Adjoining Lots. The stormwater management system shall direct off-site discharge to avoid increased erosion or other drainage-related damage to adjoining lots or public property.

5.3.4.5 Discharges from Contaminated Soils. Stormwater management systems on areas of brownfields where contaminated soils are left in place shall not use infiltration practices that will result in pollutant discharges to groundwater. Stormwater discharge from brownfields shall be treated to limit total suspended solids to 25 mg/L. Stormwater management systems shall not penetrate, damage, or otherwise compromise remediation actions at the site.

Create a new Section 5.3.9 as follows:

5.3.9 5.3.4.6 Coal Tar Sealants. The use of coal tar sealants shall be prohibited in any application exposed to stormwater, wash waters, condensates, irrigation water, snowmelt, or icemelt.