

# Public Review Draft

Proposed Addendum k to Standard 189.1-2023

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

Second Public Review, Independent  
Substantive Changes (April 2026)  
(Draft Shows Proposed Changes to Current Standard)

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## Foreword

This Addendum modifies portions of section 10 dealing with outdoor air monitoring in the maintenance plan. It simplifies the requirements and eliminates duplication by relying on requirements in Standard 62.1. This second public review is in response to a commenter who brought to the Project Committee's attention that the 2025 version of Standard 62.1 has a revised Section Note that the deletion of 10.9.8 referencing Standard 180 is not a substantive change since it duplicates the requirement in 62.1-2025 Section 8.2 that is already referenced.

*[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 k, 2<sup>nd</sup> PR ISC to 189.1-2023

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*Modify Section 3 as follows:*

~~**maintenance plan:** see **maintenance program** in **ANSI/ASHRAE/ACCA Standard 180.**~~

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*Modify Section 10.9.8 as follows:*

**10.9.8 Maintenance Plan.** A maintenance plan shall be developed for mechanical, electrical, plumbing, and fire protection systems. The plan shall include the following:

- ~~a.~~ ~~The plan shall be in accordance with ASHRAE/ACCA Standard 180 for HVAC systems in all buildings within the scope of Standard 180.~~
- ~~b.~~ a. The plan shall describe required inspection and maintenance tasks and frequency for electrical and plumbing systems.
- ~~e.~~ b. *Outdoor air* delivery monitors required by Section 8.3.2.2 shall be visually inspected at least once each quarter and cleaned or repaired, as necessary, and calibrated at the manufacturer's recommended interval or

not less than once per year, whichever is more frequent.

**Exception to 10.9.8 c.** Systems qualifying for the exception to Section 8.3.2.2

d. c. Documentation of the plan and of completed maintenance procedures shall be maintained on the building site at all times in either:

1. Electronic format for storage on the building energy management system, building management system (BMS), computerized maintenance management system (CMMS), or other computer storage means, or
2. Maintenance manuals specifically developed and maintained for documenting completed maintenance activities.

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*Modify Section 10.10 as follows:*

**10.10.1 Operation and Maintenance (O&M) Manual.** An O&M manual shall be prepared that complies with ASHRAE Standard 62.1, Section 8.2, with the following modification that: Table 8-1 line 11b s “~~ad~~” (~~sensor calibration~~) and “~~ae~~” (~~outdoor air verification~~) shall be performed at intervals of not more than two years.

**10.10.2 Outdoor Airflow Faults**

For each mechanical ventilation system, procedures shall be provided to respond to notification of an outdoor air fault condition or to indications that the outdoor air damper is out of position.

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