

Public Review Draft

Proposed Addendum ah to Standard 189.1-2023

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

Second Publication Public Review ISC
(Draft Shows Proposed Changes to First PPR Draft)

This draft has been recommended for public review by the responsible project committee. To submit a comment on this proposed standard, go to the ASHRAE website at www.ashrae.org/standards-research-technology/public-review-drafts and access the online comment database. The draft is subject to modification until it is approved for publication by the Board of Directors and ANSI. Until this time, the current edition of the standard (as modified by any published addenda on the ASHRAE website) remains in effect. The current edition of any standard may be purchased from the ASHRAE Online Store at www.ashrae.org/bookstore or by calling 404-636-8400 or 1-800-727-4723 (for orders in the U.S. or Canada).

This standard is under continuous maintenance. To propose a change to the current standard, use the change submittal form available on the ASHRAE website, www.ashrae.org.

The appearance of any technical data or editorial material in this public review document does not constitute endorsement, warranty, or guaranty by ASHRAE of any product, service, process, procedure, or design, and ASHRAE expressly disclaims such.

© June 8, 2026 ASHRAE. This draft is covered under ASHRAE copyright. Permission to reproduce or redistribute all or any part of this document must be obtained from the ASHRAE Manager of Standards, 180 Technology Pkwy NW, Peachtree Corners, GA 30092. Phone: 404-636-8400, Ext. 1125. Fax: 404-321-5478. E-mail: standards.section@ashrae.org.

ASHRAE, 180 Technology Pkwy NW, Peachtree Corners, GA 30092



© June 8, 2023 ASHRAE

This draft is covered under ASHRAE copyright. The appearance of any technical data or editorial material in this publication document does not constitute endorsement, warranty, or guaranty by ASHRAE of any product, service, process, procedure, design or the like and ASHRAE expressly disclaims such. Permission to republish or redistribute must be obtained from the MOS.

(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

Addendum ah amends Section 9.5 with the removal of the Reduced Impact Materials section and the introduction of two new compliance pathways: Lower Global Warming Potential (GWP) Product Procurement, and Existing Building Reuse. The existing Life-Cycle Assessment (LCA) remains unchanged. Projects must choose to comply with one of these three options.

This ISC addresses comments received during public review and makes the following changes: (1) clarifies the point at which project teams shall assess product cost; (2) deletes duplicative phrasing; and (3) clarifies that documentation submitted under 9.5.1 shall comply with section 9.4.2.

[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 ah to 189.1-2023, 2nd PPR ISC

Modify Section 9.5 as follows:

9.5 Material Environmental Impact Reduction. *Building projects* that include new construction, ~~or~~ additions, ~~and~~ or initial interior construction, shall comply with Section 9.5.1 or 9.5.2. *Building projects* that consist only of alterations to existing buildings shall comply with Section 9.5.1, 9.5.2, or 9.5.3.

Exception to 9.5: *Building projects* or building alteration areas with a total area of less than 10,000 ft² (1,000m²).

9.5.1 Lower GWP Product Procurement. *Building products* with an aggregate cost of not less than 20% of the total estimated cost ~~at the time of permit application~~ of *building products* permanently installed in the *building project* shall have a cradle-to-gate GWP less than the industry-average GWP for the same product. The industry-average GWP for the *building product* shall be based on a currently valid and publicly available industry-average EPD or LCA ~~developed for, or applicable to, the geographic region in which the building project is constructed.~~ All EPDs, LCAs, and PCRs referenced in this section shall be compliant with the criteria of Section 9.4.2 and be developed for, or applicable to, the geographic region in which the building project is constructed.

A value of 45% of the estimated total construction cost ~~or at the time of~~ permit valuation shall be permitted to be used in lieu of the total estimated cost of all *building products* permanently installed in the *building project* or building alteration area.

9.5.1.1 Building Product Assemblies. *Building product assembly* compliance shall be documented in accordance with one of the following:

- a. the *building product assembly's* publicly available industry-average EPD or LCA ~~applicable to the geographic region in which the building project is constructed.~~
- b. publicly available EPDs or LCAs for individual product components comprising 80% or more of the *building product assembly's* total cost or weight. The sum of the individual product component EPDs and LCAs shall be compared against the sum of industry-average EPDs or LCAs for the same individual product components of the *building product assembly*.

9.5.1.2 Salvaged Materials. *Salvaged materials* shall be deemed to have a cradle-to-gate GWP less than that of the industry-average GWP. *Salvaged materials* shall not require an EPD or LCA. *Salvaged material* cost shall be determined based on the actual cost of the *salvaged material* or the cost of a comparable alternative.

9.5.2 Life-Cycle Assessment (LCA). *[Unchanged]*.

9.5.3 Existing Building Reuse. An existing building shall retain not less than 50% of the existing building area, where the existing building area shall be the sum of its *gross floor area*, *exterior gross wall area*, and *gross roof area*.

This ends the changes available for comment on Addendum XX. The information presented below is for informational purposes only and not open for public comment.

The definitions referenced in 9.5.3 Existing Building Reuse have recently been updated per ASHRAE 189.1 Addendum w, provided for reference below:

floor area, gross: the sum of the *floor* areas of the *spaces* within the building, including basements, mezzanine and intermediate-floored tiers, and penthouses with a headroom height of 7.5 ft or greater. It is measured from the exterior faces of *walls* or from the centerline of *walls* separating buildings, but excluding covered walkways, open roofed-over areas, porches and similar *spaces*, pipe trenches, exterior terraces or steps, chimneys, *roof* overhangs, and similar features.

wall area, gross: the area of the *wall* measured on the exterior face from the top of the *floor* to the bottom of the *roof*.

roof area, gross: the area of the *roof* measured from the exterior faces of *walls* or from the centerline of party walls. (See *roof* and *wall*.)