

Achieving Sustainability Results through an Outcome-Based Pathway

Proposed Change to the IgCC Serves to Address Code Department Challenges, Achievement of Community Energy Efficiency Goals

Code departments are under increased pressure to enforce a myriad of code requirements—often with fewer personnel and resources than in the past—all while communities continue to address sustainability and decreased energy use.

Code departments have the perpetual struggle of trying to achieve community goals for energy-efficient buildings while balancing reduced department staffs and limited budgets. That is why a diverse group of building industry stakeholders have come together to identify a solution—an Outcome-Based Pathway for Energy Use.

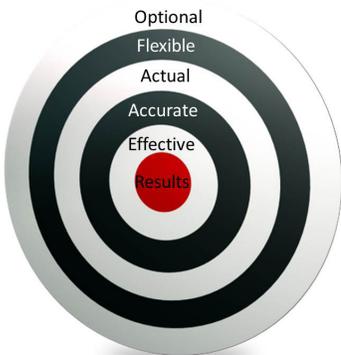
This new pathway proposed for the *International Green Construction Code* (IgCC) (proposal GEW-147) sets energy-use targets by building type and climate zone, with the goal of actually achieving expected energy results while reducing the burden on code departments to enforce beyond-minimum code requirements.

The Benefits:

- Utilizes all potential opportunities to save energy while giving maximum flexibility to the design team
- Moves beyond component-based requirements to capture systems-level, energy-saving opportunities
- Allows for energy-efficiency results that recognize the fiscal, technical and personnel limitations of today's code departments
- Leads to actual energy results, in contrast to current energy code pathways that rely on inspections and accurate construction to achieve theoretical energy performance
- Supports quality installation; diligent design and construction; and effective operations and maintenance to achieve long-term energy performance
- Provides a framework to help communities, code departments, building owners and design teams to realize actual energy use results

How it Will Work:

1. Once a jurisdiction adopts the IgCC, the outcome-based pathway would become one of three pathways to meet the energy performance requirements.
2. Together, the design team and the building owner, in consultation with the code department, would select to pursue the outcome-based pathway, thereby committing to meet energy targets and provide energy use results post-occupancy.
3. The code official and design team would assure the design and construction meet the baseline requirements of the International Energy Conservation Code (IECC), which is a requirement of all IgCC energy pathways.
4. Following verification of compliance with the IECC and all other relevant codes, the code official would issue a temporary certificate of occupancy (TCO). The temporary aspect of the certificate would be based solely on the achievement of the energy target.
5. Within three years, the owner is required to provide the jurisdiction with 12 months of energy-use data to demonstrate achievement of the energy targets.
6. Upon receipt of the conforming report, the code official issues a certificate of occupancy.
7. Should the owner fail to produce the necessary compliance report, the code official may elect to pursue recourse. Otherwise, a TCO remains in effect, potentially hindering a building owner's ability to sell, lease, insure or finance the property.



Optional	Flexible	Actual	Accurate	Effective	Results
One of three pathways for compliance with energy requirements in the IgCC.	The design team and building owner have flexibility in selecting features, attributes and specifications.	Compliance is based on the achievement of the building's actual energy performance, not theoretical performance.	Compliance is demonstrated by referencing the building's utility bills for a 12-month period.	Recognizing fiscal, technical and personnel constraints on code departments, the burden for demonstrating compliance above the IECC falls on the building owner.	The building owners and jurisdiction are provided some assurance that the building will perform at target levels.

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