



## **INTERPRETATIONS & APPLICATIONS OF BUILDING CODES & REGULATIONS 21-11**

CODE SECTION: 2021 IgCC Section 101.3 amendment

rev. 3/21/25

### **IgCC Additions and Alterations**

The purpose of this interpretation is to clarify the scope of the city amended 2021 International Green Construction Code (IgCC). The amended scope reads as follows:

**101.3 Scope.** The provisions of this code shall apply to the design, construction, addition, alteration, equipment, change of occupancy, relocation, replacement, demolition and removal of every commercial and multifamily building or structure or appurtenances connected or attached to such buildings or structures and to the building site on which the building is located except where otherwise noted. Occupancy classifications shall be determined in accordance with the International Building Code.

**101.3.1 Applicability.** The provisions of this code do not apply to the following:

1. One- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height above grade with a separate means of egress, their accessory structures, and the site or lot upon which these buildings are located.
2. Manufactured houses (mobile homes).
3. Manufactured houses (modular).
4. Building projects that use none of the following:
  - a. Electricity.
  - b. Fossil fuels.
  - c. Water.

### **Applications**

1. Building additions are considered new construction and as such shall comply with the IgCC. If there are no associated site improvements, then heat island mitigation and EV charging infrastructure requirements are exempt. If the roof area of the addition is 50% or more of existing roof, then an on-site renewable system is required to comply in accordance with the IgCC.
2. Interior alterations (tenant improvements) shall comply with the IgCC unless the area of the alteration is less than 5,000 sq. ft. Otherwise, if there are no associated site improvements, then heat island mitigation, EV charging infrastructure and on-site renewable energy requirements are exempt.
3. Exterior alterations to an existing building thermal envelope shall comply with the International Energy Conservation Code (IECC). If there are no site improvements, then heat island mitigation and EV charging infrastructure requirements are exempt.