

**ANSI/ASHRAE/ICC/USGBC/IES Addendum k to
ANSI/ASHRAE/ICC/USGBC/IES Standard 189.1-2023**

Standard for the Design of High-Performance Green Buildings

**Except Low-Rise
Residential Buildings**

The Complete Technical Content of the International Green Construction Code®

Approved by ASHRAE and the American National Standards Institute on July 31, 2026; by the International Code Council on July 29, 2026; by the U.S. Green Building Council on July 29, 2026; and by the Illuminating Engineering Society on July 25, 2026.

This addendum was approved by a Standing Standard Project Committee (SSPC) for which the Standards Committee has established a documented program for regular publication of addenda or revisions, including procedures for timely, documented, consensus action on requests for change to any part of the standard. Instructions for how to submit a change can be found on the ASHRAE® website (www.ashrae.org/continuous-maintenance).

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Cognizant TC: 2.8, Building Environmental Impacts and Sustainability

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ASHRAE obtains consensus through participation of its national and international members, associated societies, and public review.

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FOREWORD

Addendum k 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.

Informative Note: In this addendum, changes to the current standard are indicated in the text by underlining (for additions) and ~~striking through~~ (for deletions) unless the instructions specifically mention some other means of indicating the changes.

Addendum k to Standard 189.1-2023

Modify Section 3 as shown.

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

Modify Section 10.9.8 as shown.

10.9.8 Maintenance Plan. A ~~maintenance plan~~ 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.~~
- ~~ba.~~ The plan shall describe required inspection and maintenance tasks and frequency for electrical and plumbing systems.
- ~~eb.~~ 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 (b): Systems qualifying for the exception to Section 8.3.2.2.

- ~~e.~~ For systems with a damper indicator and with less than 2000 cfm (1000 L/s) of supply air, the system components that control the minimum outdoor airflow shall be visually inspected every two years. ~~Records of this inspection shall be maintained on-site either in electronic or written form.~~
- ~~ec.~~ 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.

Modify Section 10.10 as shown.

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 modification that Table 8-1 Task 11b shall be performed at intervals of not more than two years.

10.10.2 Outdoor Airflow ~~Faults, Monitoring.~~ ~~The procedures for a regular outdoor airflow monitoring program after building occupancy shall be specified and shall comply with the following subsections.~~

~~**10.10.2.1** For each mechanical ventilation system, including direct outdoor airflow measurement as required by Section 8.3.2.2, and all 100% outdoor air systems, operation and calibration procedures and schedules shall be provided. Records shall be maintained for operation checks and recalibration efforts and shall be reported at intervals of not more than three months. Records of verifications and recording of minimum outdoor airflow required by Section 8.3.1 shall be provided.~~

~~**10.10.2.2** For each constant volume system with supply airflow greater than 2000 cfm (1000 L/s) with damper indicators as permitted by the exception to Section 8.3.2.2, procedures to verify and record the minimum outdoor airflow required by Section 8.3.1 shall be provided. Such procedures shall use methods specified in ANSI/ASHRAE Standard 111 and implemented at intervals of not more than two years.~~

~~**10.10.2.3** 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.~~

**POLICY STATEMENT DEFINING ASHRAE'S CONCERN
FOR THE ENVIRONMENTAL IMPACT OF ITS ACTIVITIES**

ASHRAE is concerned with the impact of its members' activities on both the indoor and outdoor environment. ASHRAE's members will strive to minimize any possible deleterious effect on the indoor and outdoor environment of the systems and components in their responsibility while maximizing the beneficial effects these systems provide, consistent with accepted Standards and the practical state of the art.

ASHRAE's short-range goal is to ensure that the systems and components within its scope do not impact the indoor and outdoor environment to a greater extent than specified by the Standards and Guidelines as established by itself and other responsible bodies.

As an ongoing goal, ASHRAE will, through its Standards Committee and extensive Technical Committee structure, continue to generate up-to-date Standards and Guidelines where appropriate and adopt, recommend, and promote those new and revised Standards developed by other responsible organizations.

Through its *Handbook*, appropriate chapters will contain up-to-date Standards and design considerations as the material is systematically revised.

ASHRAE will take the lead with respect to dissemination of environmental information of its primary interest and will seek out and disseminate information from other responsible organizations that is pertinent, as guides to updating Standards and Guidelines.

The effects of the design and selection of equipment and systems will be considered within the scope of the system's intended use and expected misuse. The disposal of hazardous materials, if any, will also be considered.

ASHRAE's primary concern for environmental impact will be at the site where equipment within ASHRAE's scope operates. However, energy source selection and the possible environmental impact due to the energy source and energy transportation will be considered where possible. Recommendations concerning energy source selection should be made by its members.

Standard 189.1 and the International Green Construction Code

Standard 189.1 serves as the complete technical content of the International Green Construction Code[®] (IgCC). The IgCC creates a regulatory framework for new and existing buildings, establishing minimum green requirements for buildings and complementing voluntary rating systems. For more information, visit www.iccsafe.org.

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Founded in 1894, ASHRAE is a global professional society committed to serve humanity by advancing the arts and sciences of heating, ventilation, air conditioning, refrigeration, and their allied fields.

As an industry leader in research, standards writing, publishing, certification, and continuing education, ASHRAE and its members are dedicated to promoting a healthy and sustainable built environment for all, through strategic partnerships with organizations in the HVAC&R community and across related industries.

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