

**ANSI/ASHRAE/ICC/USGBC/IES Addendum y 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 September 30, 2026; by the International Code Council on September 28, 2026; by the U.S. Green Building Council on September 4, 2026; and by the Illuminating Engineering Society on August 28, 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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The Senior Manager of Standards of ASHRAE should be contacted for

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- participation in the next review of the Standard,
- offering constructive criticism for improving the Standard, or
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FOREWORD

Addendum y classifies “allowable sites” as a jurisdictional option (JO). Land use is regulated by municipal and county planning and zoning authorities based on economic development and land use goals. It is common for jurisdictions to have planning ordinances that address land use, density, setbacks, mass, and building heights. Making allowable sites a JO will give local jurisdictions greater flexibility in adopting and enforcing the IgCC while minimizing conflicts with existing planning and zoning regulations.

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

Addendum y to Standard 189.1-2023

Modify Table 4.2 as follows. (Portions of table not shown are unchanged.)

Table 4.2 Requirements Determined by the Jurisdiction (Normative in the IgCC)

Section	Section Title, Description and Directives	Jurisdictional Requirement
5.3.1.1	Allowable Sites	☐ No

Modify Section 5.1 as follows

5. SITE SUSTAINABILITY

5.1 Scope. This section addresses requirements for building projects that pertain to site selection, site development, greenfields, mitigation of heat island effect, light pollution reduction, and mitigation of transportation impacts.

Modify Section 5.3.1.1 as follows.

5.3.1.1 [JO] Allowable Sites. The building project shall take place in or on one of the following:

- An existing building envelope
- A brownfield
- A greyfield
- A greenfield that is not agricultural land, forest land, or designated park land and that meets one or more of the following:
 - The boundary of the area of the proposed building project is within 1/4 mile (400 m) of residential land that is developed, or that has one or more residential buildings under construction, and the average dwelling unit density of the residential land is not less than 10 dwelling units per acre (4 units per ha).
 - The proposed building complies with ASTM E2843.
 - The proposed building complies with ASTM E2844.
- A greenfield that is agricultural land, and the purpose of the proposed building is related to the agricultural use of the land.
- A greenfield that is forest land, and the purpose of the proposed building is related to the forestry use of the land.
- A greenfield that is designated park land, and the purpose of the proposed building is related to the use of the land as a park.

5.3.1.2 Prohibited Development Activity. There shall be no site disturbance or development of the following:

- [JO] Category IV building projects as defined by the International Building Code, on land located within a 0.2% annual chance flood hazard area.
- Previously undeveloped land having an elevation lower than 5 ft (1.5 m) above the elevation corresponding to a 1% annual chance flood.

Exception to (b): Development of low-impact trails shall be allowed anywhere within a flood zone.

- c. Land within 150 ft (50 m) of any fish and wildlife habitat conservation area.

Exceptions to (c):

1. Development of low-impact trails shall be allowed, provided that such trails are located at least 15 ft (4.5 m) from the area.
2. Site disturbance or development shall be allowed for habitat enhancement measures.

- d. Land within 100 ft (35 m) of any wetland.

Exceptions to (d):

1. Development of low-impact trails shall be allowed, provided that such trails are located at least 15 ft (4.5 m) from the wetland.
2. Site disturbance or development shall be allowed for habitat enhancement measures or for restoration of the functions of the wetland.

**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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