

**ANSI/ASHRAE/ICC/USGBC/IES Addendum z 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.

ASHRAE Standards are prepared by a Project Committee appointed specifically for the purpose of writing the Standard. The Project Committee Chair and Vice-Chair must be members of ASHRAE; while other committee members may or may not be ASHRAE members, all must be technically qualified in the subject area of the Standard. Every effort is made to balance the concerned interests on all Project Committees.

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 z classifies stormwater management as a jurisdictional option (JO). Stormwater management is administered by local and regional engineering authorities based on federal flood zone designations. It is common for jurisdictions to have stormwater ordinances that address on-site and off-site drainage impacts of proposed building projects. Making stormwater management a JO gives local jurisdictions greater flexibility in adopting and enforcing the IgCC while minimizing conflicts with existing stormwater management regulations.

The prohibition on coal tar sealants is moved out of this section (JO) to retain the requirement as a stand-alone requirement for all building projects.

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 z to Standard 189.1-2023

Modify Table 4.2 as shown. Unmodified portions of the table are not shown.

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

Section	Section Title, Description and Directives	Jurisdictional Requirement
[...]		
5.3.4	<u>Stormwater Management</u>	☐ No
[...]		

Modify Section 5.1 as shown.

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

Modify Section 5.3.4 as shown.

5.3.4 [JO] Stormwater Management. Stormwater management systems shall be provided on the site. Except to the extent that other stormwater management approaches are required by a local, state, or federal jurisdiction, these systems shall be limited to one or more of the following management methods:

- Infiltration
- Evapotranspiration
- Rainwater harvesting
- Stormwater collection and use

5.3.4.1 Projects on Greenfields. Projects on greenfields shall comply with at least one of the following:

- Stormwater management systems shall retain on site no less than the volume of precipitation during a single 24 hour period equal to the 95th percentile precipitation event. Building projects with stormwater management systems that are designed to retain volumes greater than that of the 98th percentile precipitation event shall conduct a hydrologic analysis of the building site to determine the water balance of the site prior to its development, clearing, and filling and to demonstrate that the stormwater management system will not cause ecological impairment by starving receiving waters downstream of the site.
- The stormwater management system design shall maintain site water balance (the combined runoff, infiltration, and evapotranspiration) based on a hydrologic analysis of the site's conditions prior to development, clearing, and filling. Postconstruction runoff rate, volume, and duration shall not exceed rates preceding development, clearing, or filling of the site.

5.3.4.2 Projects on Greyfields. Projects on greyfields shall retain on site no less than the volume of precipitation during a single 24 h period equal to or greater than the 60th percentile precipitation event.

Exception to 5.3.4.2: Where any fraction of the 60th percentile precipitation event cannot be retained, that fraction shall be treated to limit total suspended solids to 25 mg/L in the remaining discharge.

5.3.4.3 Discharge Rate. Building projects shall be designed and constructed to comply with one of the following requirements:

- a. The discharge of the design storm shall occur over a period of not less than 48 hours.
- b. The discharge flow duration curve at any point in time shall be plus or minus 10% of the flow duration curve for channel-forming discharges for the parcel of land prior to its development, clearing, or filling.

5.3.4.4 Adjoining Lots. The stormwater management system shall direct off-site discharge to avoid increased erosion or other drainage-related damage to adjoining lots or public property.

5.3.4.5 Discharges from Contaminated Soils. Stormwater management systems on areas of brownfields where contaminated soils are left in place shall not use infiltration practices that will result in pollutant discharges to groundwater. Stormwater discharge from brownfields shall be treated to limit total suspended solids to 25 mg/L. Stormwater management systems shall not penetrate, damage, or otherwise compromise remediation actions at the site.

Create a new Section 5.3.9 as shown.

5.3.9 ~~5.3.4.6~~ Coal Tar Sealants. The use of coal tar sealants shall be prohibited in any application exposed to stormwater, wash waters, condensates, irrigation water, snowmelt, or icemelt.

**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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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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