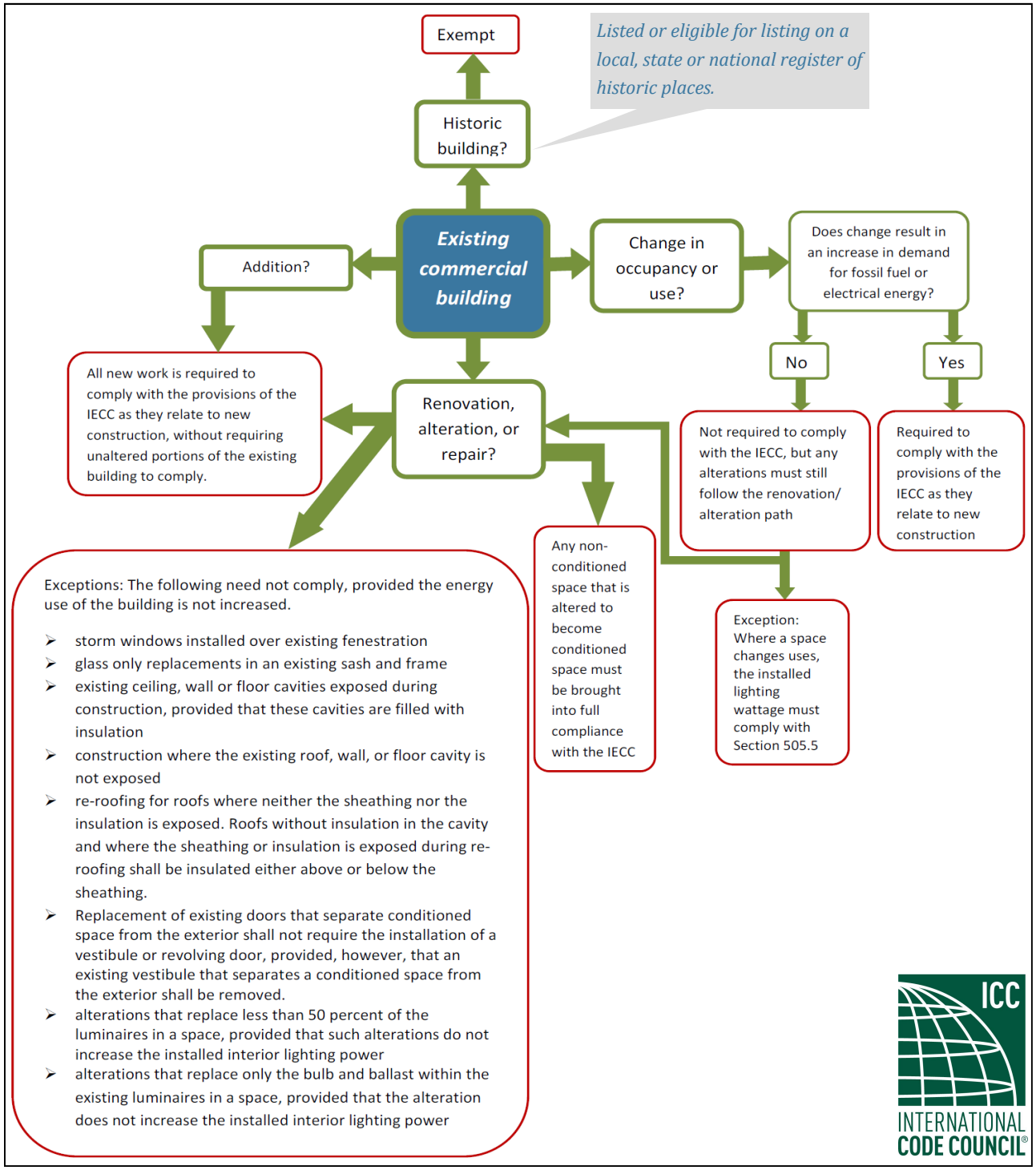
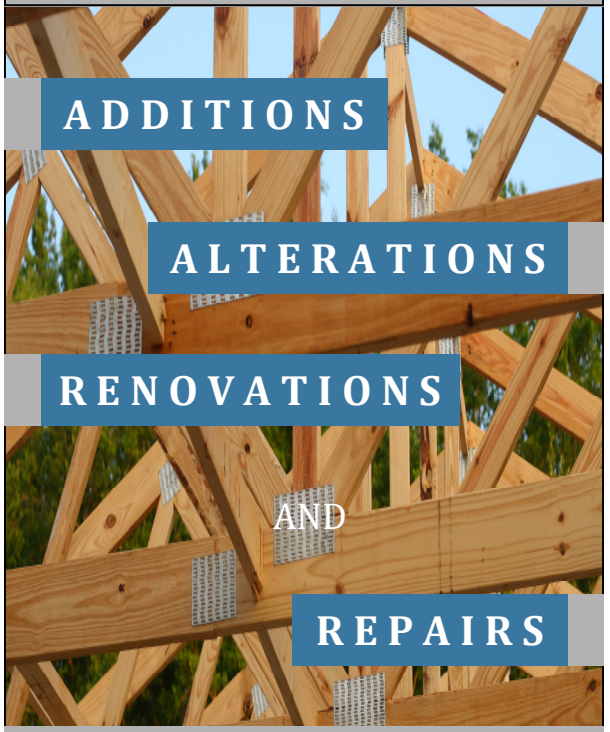
DOES MY PROJECT HAVE TO COMPLY?



The

International Energy Conservation Code

as applied to:



COMMERCIAL BUILDINGS

Developed by:

IMT Institute for Market Transformation

www.imt.org

Definitions

Alteration is any construction or **renovation** to an existing structure, other than repair or addition, that requires a permit. Also a change in a mechanical system that involves an extension, addition, or change to the arrangement, type, or purpose of the original installation and that requires a permit.

Repair is the reconstruction or renewal of any part of an existing building.

Addition is the extension or increase in the conditioned space, floor area, or height of a building or structure.

Conditioned Space is an area or space within a building being heated or cooled, containing uninsulated ducts, or with a fixed opening directly into an adjacent conditioned space.

Commercial Building in the IECC is any building not considered a "Residential Building". (All buildings, except: R-2, R-3 and R-4, three stories or less in height above grade.)

Building Thermal Envelope is the basement walls, exterior walls, floor, roof, and any other building elements that enclose conditioned space. This boundary also includes the boundary between conditioned space and any exempt or unconditioned space.

Requirements

Photo credit: USACE

Any garage, warehouse or other non-conditioned space that is altered to become conditioned space shall be brought into full compliance with the IECC.[1]

Photo credit: OregonDOT

When replacing a whole window, it must comply with the IECC requirements for U-factor, SHGC and air leakage. When only replacing the glass in an existing sash and frame, the glass is not required to comply with the IECC.

Photo credit: OregonDOT

The replacement of an HVAC unit is required to comply with the IECC including minimum equipment efficiency requirements and equipment and system sizing.

Photo credit: Ell Brown

All portions of an addition shall comply with the IECC without requiring unaltered portions of the existing building to comply.

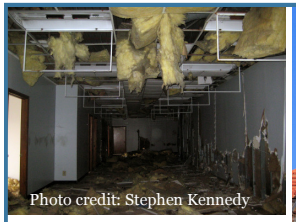


Photo credit: Stephen Kennedy

Photo credit: Dirk Ellmer

If a cavity within the building thermal envelope is exposed and contains no insulation, or the insulation does not completely fill the cavity, the exposed cavity is required to be "filled" with insulation. Note: insulation installed on a suspended ceiling with removeable tiles is not considered part of the minimum thermal resistance of the roof insulation. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during re-roofing shall be insulated either above or below the sheathing.

Project Checklist

- ☐ Insulation
- ☐ Air Sealing
- ☐ Fenestration (windows/doors)
- ☐ Ducts
- ☐ Heating/Cooling Equipment
- ☐ Lighting

[1]IECC is the International Energy Conservation Code and is published by the International Code Council (ICC). For more information about the IECC or to purchase a copy, visit www.iccsafe.org.

*This brochure is NOT an ICC publication, but has been reviewed by ICC technical staff for accuracy. Specific code requirements and the interpretation thereof are the sole authority of the adopting jurisdiction. Specific questions regarding your project should be directed to your local code official. Questions about this brochure can be directed to Ryan Meres: ryan@imt.org