A Closer Look Inspection Service

2012 IgCC Residential Green Building Dallas handout

Effective date 10/01/13

326.2.2.1 All New Construction and Additions

1. Meet prescriptive requirements of Section 326.2.2.1.3, or
2. Meet minimum requirements of ICC 700, or
3. Be LEED certifiable under Leeds for Homes standard (formal certification not required), or
4. Be Green Built Texas certifiable (formal certification not required), or
5. Meet an equivalent standard as determined by the Building Official

326.2.2.1.1 LEED certification

1. One (1) point under the water efficiency credit (Indoor Water Use) required

326.2.2.1.2 Green Built Texas certification

1. Provide IC3 certificate meeting minimum Dallas Energy Code Compliance
2. HERS rating of 85 or less

326.2.2.1.3 Prescriptive Requirements

326.2.2.1.3.1 Storm Water – 70% of non-roof areas has;

1. Vegetative landscape **and/or**
2. Permeable paving with a 6 inch porous sub-base **and/or**
3. Water runoff on impermeable paving to permanent infiltration feature such as vegetative swale, onsite rain garden or rain cistern

326.2.2.1.3.2.1 Water Efficiency – New Construction only

1. Drip emitters for all bedding areas on landscape plan
2. Water Reduction Strategies (use all that are applicable);
   a) Average flow rate for all lavatory faucets must be ≤ 2.0 GPM
   b) Average flow rate for all showerheads must be ≤ 2.0 GPM
   c) Average flow rate for all toilets must be;
      i) ≤ 1.3 GPF
      ii) Dual flush and meet ASME A112.12.14
      iii) Meet the US EPA Water Sense specifications
   d) Use Energy Star dishwashers that use 6.0 Gallon per Cycle
   e) Use Energy Star clothes washers with;
      i) Modified Energy Factor (MEF) ≥ 2.0
      ii) Water factor (WF) ≤ 5

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326.2.2.1.3.2.2 Water Efficiency – Additions only

1. Water Reduction Strategies (must meet at least two strategies);
   a) Average flow rate for all lavatory faucets must be ≤ 2.0 GPM
   b) Average flow rate for all showerheads must be ≤ 2.0 GPM
   c) Average flow rate for all toilets must be;
      i) ≤ 1.3 GPF
      ii) Dual flush and meet ASME A112.12.14
      iii) Meet the US EPA Water Sense specifications

326.2.2.1.3.3 Energy Efficiency

1. HERS rating ≤ 75 or
2. Energy Report using;
   a) Remrate software
   b) IC3 software
   c) Rescheck software

326.2.2.1.3.4 Heat Island Mitigation

1. Vegetative roof (requires Building Official approval)or
2. Energy Star qualified roof on roof with slope ≥ 2:12 or
3. Radiant Barrier on roof deck or
4. Foam Encapsulation

326.2.2.1.3.5 Indoor Air Quality

1. HVAC Air handling equipment and ductwork inside fire rated garage envelope
2. Minimize pollutants from the garage.
   a) Conditioned spaces above the garage
      i) All penetrations must be sealed
      ii) All floor and ceiling joist must be sealed
      iii) Painted walls and ceilings of conditioned spaces above the garage
   b) Conditioned spaces next to garage
      i) All penetrations must be sealed
      ii) All doors must be weather stripped
      iii) All cracks at the base of the wall must be sealed
   c) Use a Air Filter with a Minimum Reporting Value (MERV) ≥ 8
      i) Air handlers able to maintain adequate air flow with MERV 8 filter
      ii) Air filter housing must be air tight to prevent bypass or leakage

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