



**CITY OF SCOTTSDALE AMENDMENTS  
TO THE  
INTERNATIONAL GREEN CONSTRUCTION CODE,  
2012 EDITION**

**ORDINANCE 4063**

## ORDINANCE NO. 4063

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, **AMENDING** CHAPTER 31, ARTICLE V **OF** THE SCOTTSDALE REVISED CODE RELATING TO THE BUILDING CODE, ADOPTING THE 2012 EDITION OF THE "INTERNATIONAL GREEN CONSTRUCTION CODE", AND **AMENDING** THE 2012 INTERNATIONAL GREEN CONSTRUCTION CODE."

BE IT ORDAINED by the Mayor and City Council of the City of Scottsdale, Arizona, as follows:

Section 1. New Section 31-131 of the Scottsdale Revised Code is hereby repealed and replaced by a new Section 31-131, which shall read as follows:

### **Sec. 31-131. Adoption.**

**The following document is adopted by reference and shall be the Green Building Code of the City. Three copies shall at all times remain in the offices of the City Clerk and open to inspection.**

**(1)** The International Green Construction Code, 2012 Edition, as published by the International Code Council, Inc., **declared a public record by Resolution No. 9260 of the City is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.**

Section 2. Section 31-132 of the Scottsdale Revised Code is hereby repealed and replaced by a new Section 31-132, which shall read as follows:

### **Sec. 31-132. Amendments.**

The International Green Construction Code, 2012 edition, adopted by section 31-131 is amended in the following respects:

*Chapter 1 is revised by adding the following:*

#### **Chapter 1 – Administration**

#### **PART 1 – SCOPE AND APPLICATION**

#### **SECTION 101 - GENERAL**

*Section 101.1 is amended to read:*

**101.1 Title.** These regulations shall be known as the Green Construction Code of Scottsdale, AZ, hereinafter referred to as "this code".

*Section 101.3 is amended by adding Exception 5 to read as follows:*

5. Projects that elect not to comply with this code during the building permit application period.

*Delete Section 101.3.1 Residential Occupancies in its entirety.*

**SECTION 107 - FEES**

Section 107.1 is amended to read:

**107.1 Fees.** Fees for permits shall be as established in the Scottsdale Revised Code, Chapter 46.

**SECTION 108 - BOARD OF APPEALS**

Section 108.1 is amended to read:

**108.1 General.** Appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code shall be made to the Board of Appeals created under Scottsdale Revised Code, Chap 31, Article II

**Chapter 3, Jurisdictional Requirements and Life Cycle Assessment**

Table 302.1 is amended to read as follows:

**TABLE 302.1**

**REQUIREMENTS DETERMINED BY THE JURISDICTION**

Section	Section Title or Description and Directives	Jurisdictional Req'mts	
		YES	NO
<b>CHAPTER 1. SCOPE</b>			
101.3 Exception 1.1	Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height above grade plane with a separate means of egress, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.		<input checked="" type="checkbox"/> No
101.3 Exception 1.2	Group R-3 residential buildings, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.		<input checked="" type="checkbox"/> No
101.3 Exception 1.3	Group R-2 and R-4 residential buildings four stories or less in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located, shall comply with ICC 700.		<input checked="" type="checkbox"/> No
<b>CHAPTER 4. SITE DEVELOPMENT AND LAND USE</b>			
402.2.1	Flood hazard area preservation, general		<input checked="" type="checkbox"/> No
402.2.2	Flood hazard area preservation, specific		<input checked="" type="checkbox"/> No
402.3	Surface water protection		<input checked="" type="checkbox"/> No
402.5	Conservation area - <u>Scottsdale Environmentally Sensitive Lands Ordinance</u>	<input checked="" type="checkbox"/> Yes	
402.7	Agricultural land - <u>Scottsdale Zoning Ordinance</u>	<input checked="" type="checkbox"/> Yes	
402.8	Greenfield sites - <u>Scottsdale Environmentally Sensitive Lands</u>	<input checked="" type="checkbox"/>	

Section	Section Title or Description and Directives	Jurisdictional Req'mts	
	<u>Ordinance</u>	Yes	
407.4.1	High-occupancy vehicle parking		<input checked="" type="checkbox"/> No
407.4.2	Low-emission, hybrid and electric vehicle parking	<input checked="" type="checkbox"/> Yes	
409.1	Light pollution control - <u>Scottsdale Zoning Ordinance</u>	<input checked="" type="checkbox"/> Yes	
<b>CHAPTER 5. MATERIAL RESOURCE CONSERVATION AND EFFICIENCY</b>			
503.1	Minimum percentage of waste material diverted from landfills	<input type="checkbox"/> 50% <input type="checkbox"/> 65% <input type="checkbox"/> 75%	
<b>CHAPTER 6. ENERGY CONSERVATION, EFFICIENCY AND CO2e EMISSION REDUCTION</b>			
302.1, 302.1.1, 602.1	zEPI of Jurisdictional Choice – The jurisdiction shall indicate a zEPI of 46 or less in each occupancy for which it intends to require enhanced energy performance.	Occupancy: <u>N/A</u> zEPI: <u>N/A</u>	
604.1	Automated demand response infrastructure	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>CHAPTER 7. WATER RESOURCE CONSERVATION, QUALITY AND EFFICIENCY</b>			
702.7	Municipal reclaimed water.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>CHAPTER 8. INDOOR ENVIRONMENTAL QUALITY AND COMFORT</b>			
804.2	Post-Construction, Pre-Occupancy Baseline IAQ Testing		<input checked="" type="checkbox"/> No
807.1	Sound transmission and sound levels	<input checked="" type="checkbox"/> Yes	
<b>CHAPTER 10. EXISTING BUILDINGS</b>			
1007.2	Evaluation of existing buildings	<input checked="" type="checkbox"/> Yes	
1007.3	Post Certificate of Occupancy zEPI, energy demand, and CO2e emissions reporting		<input checked="" type="checkbox"/> No

#### Chapter 4, Site Development and Land Use

Section 401.2 is amended by adding the following sentence:

**401.2 Predesign site inventory and assessment.** An inventory and assessment of the natural resources and baseline conditions of the building site shall be submitted in accordance with city Landscape and Native Plant Ordinance requirements.

Section 402.2 is amended to read:

**402.2. Flood hazard areas.** For locations within flood hazard areas, new buildings and structures and substantial improvements shall comply with Section 402.2.1.

Delete Section 402.2.1 Flood Hazard Area Preservation, general in its entirety

Delete Section 402.2.2 Flood Hazard Area Preservation, specific in its entirety.

Section 402.2.3 is amended to read 402.2.1

Delete Section 402.3 Surface and Water Protection in its entirety.

Delete Section 402.4 Wetland Protection in its entirety.

Section 402.5 is amended to read:

**402.5 Conservation area.** Site disturbance or development of land within any designated conservation area shall comply with the city Environmentally Sensitive Lands Ordinance.

Delete the Exception in its entirety.

Section 402.8 is amended to read:

**402.8 Greenfield sites.** Site disturbance or development on greenfield sites shall comply with the city Environmentally Sensitive Lands Ordinance.

Delete the Exception in its entirety.

Delete Section 402.8.1 Site disturbance limits on greenfield sites in its entirety.

**SECTION 403 - STORMWATER MANAGEMENT**

Section 403.1 is amended to read:

**403.1 Stormwater management.** Stormwater management systems, including, but not limited to, infiltration, evapo-transpiration; rainwater harvest and runoff reuse; shall be provided and maintained on the building site in accordance with the city Floodplain and Stormwater Ordinances and Design Standards.

Delete Section 403.1.1 Increased Runoff in its entirety.

Section 403.1.2 is amended to read 403.1.1

Section 403.1.3 is amended to read 403.1.2

Delete Section 405 – Management of Vegetation, Soils and Erosion Control in its entirety and replace it with the following:

**SECTION 405 - MANAGEMENT OF VEGETATION, SOILS AND EROSION CONTROL**

**405.1 Soil and water quality protection.** Soil and water quality shall be protected in accordance with the city Stormwater and Environmentally Sensitive Lands Ordinances.

**405.2 Vegetation and soil protection.** Vegetation and soils shall be protected in accordance with the city Landscape, Native Plants and Environmentally Sensitive Lands Ordinances.

**405.3 Native plant landscaping.** Where new landscaping is installed as part of a site plan or within the building site, such landscaping shall be installed in accordance with the city Landscape, Native Plants and Environmentally Sensitive Lands Ordinances.

Delete Section 406 – Building Waste Management in its entirety.

**SECTION 407 - TRANSPORTATION IMPACT**

Section 407.1 is amended by adding a new first sentence which reads:

**407.1 Walkways and bicycle paths.** Walkways and bicycle paths shall connect streets and other paths to building entrances in accordance with city Zoning Ordinance and Design Guidelines.

*Section 407.2 is amended by adding a new first sentence which reads:*

**407.2 Changing and shower facilities.** In addition to provisions contained in the city Zoning Ordinance and Design Guidelines,

*Section 407.3 is amended by adding a new first sentence which reads:*

**407.3 Bicycle parking and storage.** In addition to provisions contained in the city Zoning Ordinance and Design Guidelines,

*Section 407.4 – Preferred Vehicle Parking is amended by deleting the first sentence.*

*Delete Section 407.4.1 High-occupancy Vehicle Parking in its entirety.*

*Section 407.4.2 is amended to read 407.4.1*

## **SECTION 409 - SITE LIGHTING**

*Section 409.1 is amended to read:*

**409.1 Light pollution control.** Site lighting shall comply with the city Zoning Ordinances and Design Guidelines.

## **Chapter 5, Material Resource Conservation and Efficiency**

### **SECTION 503 - CONSTRUCTION WASTE MANAGEMENT**

*Section 503.1 is amended to read:*

**503.1 Construction material and waste management plan.** Not less than 35 percent of nonhazardous construction waste shall be diverted from disposal. A Construction Material and Waste Management Plan shall be developed and implemented to recycle or salvage construction materials and waste. The Construction Material and Waste Management Plan shall comply with all of the following: *No changes to items 1 thru 4*

## **Chapter 6, Energy Conservation, Efficiency and CO<sub>2</sub>e Emission Reduction**

*Delete Section 603.6 – Monitoring in its entirety.*

*Delete Section 604 – Automated Demand-Response Infrastructure in its entirety.*

*Section 605.1.1.1 Exception #3 is amended to read as follows:*

3. Where equivalent shading of the fenestration is provided by buildings, structures, geological formations, or permanent exterior architectural shading devices, as determined by sun angle studies at the peak solar altitude on the spring equinox, and three hours before and after the peak solar altitude on the spring equinox.

*Delete Section 605.1.2.3 – Air Curtains in its entirety.*

*Delete Section 607.4 – Snowmelt systems in its entirety.*

*Section 608.4 – Exterior Lighting Controls is amended to read.*

**608.4 Exterior lighting controls.** Exterior lighting shall comply with the International Energy Conservation Code and Site Lighting Ordinances.

*Delete Section 608.4.1 Exterior Light Reduction in its entirety.*

*Delete Section 608.4.2 Exterior Lighting and Signage Shutoff in its entirety.*

Delete Section 608.6 Plug and Cord Loads in its entirety.

Section 611.1 is amended to read:

**611.1 Mechanical systems commissioning and completion requirements.** The registered design professional shall provide evidence of mechanical systems commissioning and completion of the mechanical system installation, in accordance with the *International Energy Conservation Code*.

**Chapter 7, Water Resource Conservation, Quality and Efficiency**

Delete Section 702.7 Municipal Reclaimed Water in its entirety.

**Chapter 8, Indoor Environmental Quality and Comfort**

Section 804.1 is amended to read:

**804.1 Fireplaces and appliances.** Where located within buildings, fireplaces, solid fuel-burning appliances, vented decorative gas appliances, vented gas fireplace heaters and decorative gas appliances for installation in fireplaces shall comply with the International Mechanical Code.

Delete Section 804.1.1 Venting and Combustion Air in its entirety.

Delete Section 804.1.2 Wood-fired Appliances in its entirety.

Delete Section 804.1.3 Biomass appliances in its entirety.

Delete Section 804.2 Post-construction, Pre-occupancy Baseline IAQ Testing in its entirety.

**Chapter 9, Commissioning, Operation and Maintenance**

Section 903.1.1 – amend the last sentence to read:

**903.1.1 Preoccupancy report requirement.**

Prior to the issuance of a Certificate of Occupancy, a final pre-occupancy commissioning report shall be submitted to the *code official*.

Section 903.1.2 – amend the last sentence to read:

**903.1.2 Post-occupancy report requirement.**

A post-occupancy commissioning report shall be provided to the owner within 12 months after the Certificate of Occupancy is issued for the project.

Table 903.1 is deleted in its entirety and replaced with the following new Table 903.1:

**TABLE 903.1**

**COMMISSIONING PLAN**

<b><u>Construction or System requiring Verification</u></b>	<b><u>Pre-Occupancy</u></b>	<b><u>Post Occupancy.</u></b>	<b><u>Method</u></b>	<b><u>Occurrence</u></b>		<b><u>Section Ref. Std.</u></b>
				<b><u>Pre-Occupancy</u></b>	<b><u>Post Occupancy</u></b>	
<b>Chapter 4: Site Development and Land Use</b>						
<u>Landscape irrigation systems</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Installation</u>	<u>None</u>	<u>404.1,</u>
<u>Roof coverings</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Installation</u>	<u>None</u>	<u>408.3.1</u>

<u>Construction or System requiring Verification</u>	<u>Pre-Occu-pancy</u>	<u>Post Occu-pancy.</u>	<u>Method</u>	<u>Occurrence</u>		<u>Section Ref. Std.</u>
				<u>Pre-Occupancy</u>	<u>Post Occu-pancy</u>	
<u>Vegetative roofs and Terraces</u>	<u>X</u>	<u>X</u>	<u>Field inspection</u>	<u>Installation of protective membranes, base materials, soils and vegetation</u>	<u>12 months</u>	<u>408.3.2</u>
<b>Chapter 5: Material Resource Conservation and Efficiency</b>						
<u>Construction waste management</u>	<u>X</u>	<u>None</u>	<u>Field inspection and report</u>	<u>During construction</u>	<u>None</u>	<u>503</u>
<u>Recycling areas for building occupants</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>504.1</u>
<u>Storage space for lamps, batteries, electronics</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>504.2</u>
<u>Material selection</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Installation</u>	<u>None</u>	<u>505</u>
<u>Lamp mercury content</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>506</u>
<u>Moisture control</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>During construction</u>	<u>None</u>	<u>507</u>
<b>Chapter 6 – Energy, Conservation, Efficiency and CO<sub>2</sub>e Emission Reduction</b>						
<u>Specified transformer nameplate efficiency rating</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>608.8.1.1</u>
<u>Verification of lamp</u>	<u>X</u>	<u>X</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>12 months</u>	<u>608.10</u>
<u>Verification of ballast</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Field inspection</u>	<u>None</u>	<u>608.10</u>
<u>Verification of lighting controls</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Post-installation</u>	<u>None</u>	<u>608.11</u>
<u>Renewable energy system performance monitoring</u>	<u>X</u>	<u>X</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>12 months</u>	<u>610.5</u>
<u>Mechanical</u>	<u>X</u>	<u>None</u>	<u>Field</u>	<u>Final inspection</u>	<u>12</u>	<u>611.1</u>

<u>Construction or System requiring Verification</u>	<u>Pre-Occupancy</u>	<u>Post Occupancy.</u>	<u>Method</u>	<u>Occurrence</u>		<u>Section Ref. Std.</u>
				<u>Pre-Occupancy</u>	<u>Post Occupancy</u>	
<u>systems commissioning and completion requirements</u>			<u>inspections, testing and report</u>		<u>months</u>	
<u>Sequence of operation</u>	<u>None</u>	<u>X</u>	<u>Record of system operation</u>	<u>None</u>	<u>12 months</u>	<u>611.2</u>
<u>Lighting and electrical systems commissioning and completion requirements</u>	<u>X</u>	<u>X</u>	<u>Field inspections, testing and report</u>	<u>Final inspection</u>	<u>12 months</u>	<u>611.3/608.10/608.11</u>
<u>Building envelope systems commissioning and completion requirements</u>	<u>X</u>	<u>X</u>	<u>Field inspections, testing and report</u>	<u>Final inspection</u>	<u>12 months</u>	<u>611.4</u>
<b><u>Chapter 7: Water Resource Conservation, Quality and Efficiency</u></b>						
<u>Appliances</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>702.6</u>
<u>Hot water distribution</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>702.8</u>
<u>Cooling tower performance</u>	<u>X</u>	<u>X</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>12 months</u>	<u>703.1.1</u>
<u>Water treatment devices and equipment</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>704</u>
<u>Metering</u>	<u>X</u>	<u>None</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>None</u>	<u>705.1.1</u>
<u>Rainwater system water quality</u>	<u>None</u>	<u>X</u>	<u>Field testing and verification</u>	<u>None</u>	<u>707.15.1</u>	<u>707.15.1</u>
<u>Graywater system water quality</u>	<u>None</u>	<u>X</u>	<u>Field testing and verification</u>	<u>None</u>	<u>708.13.8</u>	<u>708.13.8</u>
<u>Soil percolation test</u>	<u>X</u>	<u>None</u>	<u>Field inspection and report</u>	<u>Prior to installation of graywater irrigation</u>	<u>None</u>	<u>708.14.2</u>

<u>Construction or System requiring Verification</u>	<u>Pre-Occupancy</u>	<u>Post Occupancy.</u>	<u>Method</u>	<u>Occurrence</u>		<u>Section Ref. Std.</u>
				<u>Pre-Occupancy</u>	<u>Post Occupancy</u>	
				<u>system</u>		
<b><u>Chapter 8: Indoor Environmental Quality</u></b>						
<u>Air-handling system access</u>	<u>X</u>	<u>X</u>	<u>Field inspection and verification</u>	<u>During construction</u>	<u>12 months</u>	<u>802.2</u>
<u>Air-handling system filters</u>	<u>X</u>	<u>X</u>	<u>Field inspection and verification</u>	<u>During construction</u>	<u>12 months</u>	<u>802.3</u>
<u>Temperature and humidity in occupied spaces</u>	<u>None</u>	<u>X</u>	<u>Field inspection and verification</u>	<u>None</u>	<u>12 months</u>	<u>803.2</u>
<u>Isolation of pollutant Sources</u>	<u>X</u>	<u>X</u>	<u>Field inspection and verification</u>	<u>Final inspection</u>	<u>12 months</u>	<u>803.4</u>
<u>Filters</u>	<u>X</u>	<u>X</u>	<u>Field inspection</u>	<u>Final inspection</u>	<u>12 months</u>	<u>803.5</u>
<u>Material emissions and pollutant control</u>	<u>X</u>	<u>None</u>	<u>Field inspection and verification</u>	<u>During construction</u>	<u>None</u>	<u>806</u>
<u>Acoustics: Sound transmission control</u>	<u>X</u>	<u>None</u>	<u>Field testing and verification</u>	<u>Prior to occupancy</u>	<u>None</u>	<u>807.5</u>

## Chapter 10, Existing Buildings

Delete Section 1007.3 Post Certificate of Occupancy in its entirety.

Delete Chapter 11 – Existing Building Site Development in its entirety.

### END OF AMENDMENTS

Section 3. Any person found guilty of violating this Ordinance shall, in addition to any other applicable penalty, is subject to the following:

**105.6 Suspension or revocation.** The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

**111.4 Revocation.** The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

**114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Section 4. The repeal of any provision of the Scottsdale Revised Code effectuated by this Ordinance does not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of this Ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the Building Codes adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdictions, such decision shall not affect the validity of the remaining portions thereof. If there is any conflict or inconsistency between the provisions of this ordinance, the more restrictive provisions apply.

Section 6. The effective date of this ordinance shall be **January 07, 2013**.

PASSED AND ADOPTED BY THE Council of the City of Scottsdale, Maricopa County, Arizona this 4th day of December, 2012.

ATTEST:

CITY OF SCOTTSDALE  
A municipal corporation

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Carolyn Jagger  
City Clerk

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W. J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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Bruce Washburn, City Attorney  
By: Joe Padilla, Senior Assistant City Attorney