

## APPENDIX A

# PROJECT ELECTIVES

*The provisions contained in this appendix are adopted in the District of Columbia.*

### SECTION A101 GENERAL

**A101.1 Scope.** Appendix A shall only apply to projects within the scope of the *Green Construction Code* as set forth in Section 101.4.9.3 of the *Building Code* that are either new construction, Level 2 *alterations*, Level 3 *alterations*, or *core-and-shell* projects (where less than 60 percent of the interior occupiable area is completed with permanent lighting, wall partitions, HVAC equipment, and plumbing systems).

**A101.2 Intent.** This appendix shall provide a basis by which a jurisdiction can implement measures to increase natural resource conservation, material resource conservation, energy conservation, water conservation and environmental comfort and mitigate impacts of building site development.

### SECTION A102 APPLICABILITY AND CONFORMANCE

**A102.1 General.** Project electives shall be applicable to building, structures and building sites constructed under the provisions of this code.

**A102.2 Required number of and selection of project electives.** New construction projects shall attain a total of 18 project electives; Level 3 *alterations* and *core-and-shell* projects shall attain 13 project electives; first time tenant fit-outs 10,000 square feet (929 m<sup>2</sup>) and larger shall attain 10 project electives; and Level 2 *alterations* 50,000 square feet (4645 m<sup>2</sup>) and larger, where 10,000 square feet (929 m<sup>2</sup>) of the space is being reconfigured, shall attain 10 project electives. For first-time tenant fit-outs and Level 2 *alterations*, up to three of the project electives can come from base building features.

Selected project electives shall be applied as mandatory requirements, and shall be communicated to the *code official* in the manner and form specified by the code official. Electives shall be disallowed if an elective is deemed by the code official not to meet the substantial intent of the elective.

### SECTION A103 DEFINITIONS

**A103.1 Definitions.** The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

**DESIGN LIFE.** The intended service life or the period of time that a building or its component parts are expected to meet or exceed the performance requirements.

**GEOTHERMAL ENERGY.** Renewable energy generated from the interior of the Earth and used to produce energy for heating buildings or serving building commercial or industrial processes.

**INFILL SITE.** Infill sites are one of the following:

1. A vacant lot, or collection of adjoining lots, located in an established, developed area that is already served by existing infrastructure;
2. A previously developed lot or a collection of previously developed adjoining lots, that is being redeveloped or is designated for redevelopment.

**PROJECT ELECTIVE.** The minimum total number of project electives that must be selected and complied with as indicated in Section A102.2 and Tables A104, A105, A106, A107 and A108.

**SERVICE LIFE.** The period of time after installation during which a building or its component parts meets or exceeds the performance requirements.

**VOCs, TOTAL (TVOCs).** Sum of the concentrations of all identified and unidentified *volatile organic compounds* between and including n-hexane through n-hexadecane (i.e., C<sub>6</sub> - C<sub>16</sub>) as measured by gas chromatography/mass spectrometry total ion-current chromatogram method and are quantified by converting the total area of the chromatogram in that analytical window to toluene equivalents.

### SECTION A104 SITE PROJECT ELECTIVES

**A104.1 [Reserved]**

**A104.2 Wildlife corridor project elective.** Site development that restores a wildlife corridor, connecting wildlife corridors on adjacent lots, shall be recognized as a project elective.

**A104.3 Bird collision deterrence.** Projects that comply with LEED Pilot Credit 55: Bird Collision Deterrence (October 16, 2015), shall be recognized as a project elective. Compliance includes satisfaction of all the requirements in LEED Pilot Credit 55, including, but not limited to, adoption of post-construction and façade monitoring plans. Project teams seeking the bird collision deterrence elective(s) shall submit their post-construction and façade monitoring plans prior to the final inspection.

Projects with 40 percent or less glazing, excluding party or common walls, and with no single façade having more than 75 percent glazing, shall receive one (1) project elective.

TABLE A104  
SITE PROJECT ELECTIVES

SECTION	DESCRIPTION	MINIMUM NUMBER OF ELECTIVES REQUIRED AND ELECTIVES SELECTED
A104.2	Wildlife corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.3	Bird Collision Deterrence—40% or less glazing or with no single façade having more than 75% glazing	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.3	Bird Collision Deterrence—40% or more glazing or at least 75% glazing on any one surface	2 electives
A104.4	Brownfield site	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.5	Site restoration	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.6	Mixed use development	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.7	Changing and shower facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.8	Long-term bicycle parking and storage	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.9	Heat island	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.9.1	Site hardscape project elective 1	1 elective
A104.9.2	Site hardscape project elective 2	1 elective
A104.9.4	Roof covering project elective—25 %	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.9.4	Roof covering project elective—50%	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.9.4	Roof covering project elective—75%	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.10	Native plant landscaping—75% native plants	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.10	Native plant landscaping—100% native plants	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.11.1	<i>Electric vehicle</i> charging infrastructure project elective—infrastructure to support one vehicle charging space per each ten parking spaces, but not less than four spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.11.2	<i>Electric vehicle</i> charging infrastructure project elective—all necessary <i>electric vehicle supply equipment</i> for one vehicle charging space per each 20 parking spaces, but not less than two spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No
A104.11.3	<i>Electric vehicle</i> charging infrastructure project elective—all necessary <i>electric vehicle supply equipment</i> for one vehicle charging space per each ten parking spaces, but not less than four spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No

Projects complying with the LEED Pilot Credit 55 with either 40 percent or more total glazing, or more than 75 percent glazing on any one façade, shall receive two (2) project electives.

The following modifications to LEED Pilot Credit apply:

- LEED Pilot Credit 55 provides for a general outline of applicable building materials and their threat factors (see the Bird Collision Deterrence: Summary of Material Threat Factors table in the pilot credit). Teams can also comply using manufacturer’s products listed in the resources section of the American Bird Conservancy’s website (www.abcbirds.org).
- Subject to the exceptions in LEED Pilot Credit 55, all non-emergency interior and exterior lighting must be turned off, at minimum, from midnight until 6 a.m.

**A104.4 Brownfield site project elective.** The development of a building site that is a *brownfield* site with a new building with associated site improvements shall be recognized as a project elective. The development shall be in accordance with the following:

- Phase I and II Environmental Assessment and, as necessary, the documentation of the site remediation plan and completion of the plan, as *approved* by the jurisdictional agency in charge of environmental regulations.

- Where contamination levels are above risk-based standards for intended reuse and remediation is required, building and site development shall provide effective remediation *approved* by the local, state or federal government agency which classified the site as a *brownfield*, by one of the following:

- The effective remediation is completed in the manner described in the remediation plan *approved* by the agency which classified the site as a *brownfield*.
- A remediation commensurate with the initial *approved* plan which the agency approves upon completion by issuing a letter stating that no further remediation action is required.

- The *brownfield* site project elective fully accomplishes the applicable state and local *brownfields* program cleanup goals, with all supporting documentation as required by the state, tribal or other responsible authority.

**A104.5 Site restoration project elective.** Previously developed sites that restore 25 percent or more of the nonbuilding footprint building site area with native or adaptive vegetation shall be recognized as a project elective.