

February 21, 2013

We are a four billion dollar owner and developer of retail properties on the East Coast. We own a number of retail properties in the District, including City Vista, Union Market and Jenkins Row. We would like to submit the following comments on the 2012 International Green Construction Code.

406.1 – As the majority of new development sites in downtown Washington require substantial excavation of soil, it would be very onerous to require that 75% of excavated soil be diverted away from a landfill. This section should be limited to land clearing debris, e.g. rock, trees, stumps and vegetation.

1003.2 – We understand that DCRA has received a public comment proposing that all tenant improvements to existing buildings be required to adhere to the provisions of IGCC, even though the model code exempts tenant improvements that are below the minimum dollar values shown in table 1003.2. This will place a large cost on retailers, and will serve as a disincentive to opening retail to DC. Retail tenant improvements generally should be exempted from the requirements of IGCC.

1003.2 – For the purposes of calculating building value and areas in table 1003.2, it should be clarified that, under the provisions of IBC section 509.2, the entire building above and below the three hour assembly should be counted.

1004.1 – For the reasons stated above, a change in occupancy (for example, from M to B) should not automatically require that a tenant improvement adhere to the provisions of IGCC.

Thank you for your consideration.

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