



U.S. General Services Administration

September 21, 2026

MEMORANDUM FOR: Public Buildings Service (PBS) Assistant Commissioners
Directors of Architecture and Engineering, Program and Project
Management, Realty and Lease Acquisition, Acquisition Management,
Client Strategy, and Portfolio Management

FROM: Charles Hardy, AIA, CCM, Chief Architect
Public Buildings Service Office of Architecture and Engineering (PA)

SUBJECT: Issuance of updated 2026 PBS Core Building Standards

DocuSigned by:

Charles G Hardy

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Purpose: The attached *2026 PBS Core Building Standards* (CBS) replace the February 2025 *PBS Interim Core Building Standards*. This updated CBS version reflects recent relevant federal rulemaking actions and executive orders (EOs), plus existing legal mandates. The refinements, updates, and clarifications are not new requirements, and are not expected to raise the cost of contracts.

The CBS lists current laws, regulations, and codes relevant to project planning, design, and construction. It assists project managers, contracting officers, and others involved in preparing contract documents for PBS service providers such as architects, engineers, and general contractors.

Applicability: This memo applies to PBS projects (e.g. contracts for design, construction, services, or studies) awarded on or after October 1, 2026 in GSA-owned or lease-construction facilities, regardless of funding source, budget activity, or contract value. GSA contracting officers shall incorporate the CBS into contracts for those projects. Delivery teams for applicable projects must follow the laws, EOs, codes, and regulations summarized in the attached Appendix A: ***2026 PBS Core Building Standards***.

Active projects awarded under earlier PBS facilities standards like the 2025 *Interim Core Building Standards* and contract modifications to such projects should implement the 2026 CBS to the greatest extent practicable -- i.e. where doing so does not create significant adverse financial, life safety, security, or critical building operation impacts.

Application: GSA has issued the following resource documents to support consistent implementation and oversight of the requirements adopted by the CBS:

1. [CBS Submittal Matrix](#) establishing baseline submittal requirements;
2. *PBS Building Code Official Authority for GSA Federal Buildings* (internal memo);
3. *Implementation of Subject Matter Expert Review and Oversight Process for PBS Design, Construction, and Repair Projects* (internal memo);
4. CBS Frequently Asked Questions (available upon request from cbs@gsa.gov); and
5. *GSA Guide Specifications* (available from PBS's internal Project Management [PM] Hub, under PM Templates & Tools, or from projectsupport@gsa.gov).

Effective Date: This memo is effective immediately, and remains in effect until canceled by written notification.

APPENDIX A:
2026 PBS CORE BUILDING STANDARDS

September 21, 2026

The **2026 PBS Core Building Standards** list laws, executive orders, codes, regulations, and standards for use by contracting officers, projects teams, and others involved with developing contract documents for design, construction, renovation, operations & maintenance (O&M), service, or study projects. These standards are for reference only, and are not warranted to comprise a complete list of all applicable laws and regulations that may need to be incorporated into the contract documents. The CBS summarizes key aspects of laws and regulations that are particularly relevant to these types of projects.

Project teams must use these standards regardless of the funding source, including, but not limited to, projects funded through budget activity (BA) 51 New Construction, BA54 Minor Repairs and Alterations, BA55 Major Repairs and Alterations, BA55 Special Emphasis Programs, BA61 Operating Funds (including work under O&M contracts), BA63 Energy Rebates, BA64 Historic Preservation, BA80 Reimbursable Work Authorization customer-funded projects, and privately-financed projects such as Energy Savings Performance Contracts.

Compliance with applicable laws and standards is the responsibility of the contractor and its subcontractors. Project teams must use the latest published edition of the listed authorities and references in effect as of the project's solicitation date (except where specified otherwise below), along with any other laws or executive orders in effect as of the project's solicitation date. Please discuss any questions or concerns with the regional project management team. Items listed in Section 1: GENERAL apply to all aspects of the project. Other sections denote requirements for specific disciplines or space types.

Designs must be developed under the direction of, and bear the seal of, a licensed design professional in the State, District, or Territory of the project location.

Section 1: GENERAL	
Name	Notes
Energy Policy Act of 2005 (EPAAct)	§ 103 Metering of energy use and 42 U.S.C. § 8253(e)(1) Metering of energy and water use: Install building-level meters for electricity. To the maximum extent practicable, install (a) advanced meters for electricity; and (b) standard or advanced meters for natural gas and steam. Reference U.S. Department of Energy Federal Metering Guidance .
	§ 104 Procurement of Energy Efficient Products (amending 42 USC 8259(b)): Specify ENERGY STAR-certified or FEMP-designated energy-consuming products, except where unavailable or not life cycle cost-effective.
	§ 109 Federal Building Performance Standards and 10 CFR 433.100(a)(5) : New Federal buildings must be designed to, at minimum, meet ASHRAE standard 90.1-2019, and, if life-cycle cost-effective, achieve energy consumption levels at least 30% below ASHRAE 90.1-2019.
Energy Independence and Security Act of 2007 (EISA 2007)	§ 433(a)(D)(i) (modifying 42 United States Code [USC] 6834(a)(3)(D)(III)): "For new Federal buildings and Federal buildings undergoing major renovations, with respect to which [GSA] is required to transmit a prospectus to Congress .

Section 1: GENERAL	
Name	Notes
	... sustainable design principles [see 401(13)] shall be applied to the siting, design, and construction of such buildings”. New construction and major renovation projects shall use GSA’s fillable <i>EISA 433 Design Checklist</i>, available from cbs@gsa.gov, to document compliance. §433(a)(D)(i)(I): Comply with: • 10 CFR 433.100 Energy Efficiency Performance Standard • 10 CFR 433.101 Performance level determination • 10 CFR 433.200 and related Stay: Scope 1 Fossil fuel-generated energy consumption requirement for new construction and major renovation design starts on or after March 1, 2027); and • Clean Energy Rule Implementation Guidance §523 (modifying 42 USC 6834(a)(3)(A)(iii)): meet 30% of hot water demand in new or major renovation Federal buildings using solar water heaters if lifecycle cost-effective.
National Energy Conservation Policy Act (as modified by EISA 2007 § 434)	42 USC 8253 Energy and Water Management Requirements, including section (g): “ensure that any large capital energy investment in an existing building that is not a major renovation but involves replacement of installed equipment (such as heating and cooling systems), or involves renovation, rehabilitation, expansion, or remodeling of existing space, employs the most energy efficient designs, systems, equipment, and controls that are life-cycle cost effective.”
Energy Act of 2020 (Public Law [P.L.] no. 116-260)	Imposes energy performance standards, e.g. from the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and energy codes
Toxic Substances Control Act (TSCA)	15 USC 2601 et seq.: Addresses hazardous substances including asbestos, lead, and polychlorinated biphenyls (PCBs) 40 CFR 745: The U.S. Environmental Protection Agency (EPA)’s Lead-Based Paint Renovation, Repair and Painting (RRP) Rule applies to child-occupied facilities such as childcare centers.
Buy American Act EO 14392 - Ensuring Truthful Advertising of Products Claiming to be Made in America	48 CFR 25.2 : Use only domestic construction materials. 48 CFR 25.201(b): except for iron and steel, the cost of domestic components must exceed 65 percent of the cost of all the components for items delivered in calendar years 2024 through 2028, and 75 percent for items delivered in or after calendar year 2029. 48 CFR 25.202(a) lists exceptions: impracticability, inconsistency with the public interest, nonavailability, unreasonable cost, and information technology that is a commercial product.
Trade Agreements Act of 1979 and Federal Acquisition Regulation (FAR) Part 25 - Foreign Acquisition implementing regulations	Implements numerous multilateral and bilateral international trade agreements and other trade initiatives.

Section 1: GENERAL	
Name	Notes
Randolph-Sheppard Act	20 USC 107a : Provides qualified blind persons the opportunity to operate businesses on federal, state, or other property. The design team must coordinate design with the state licensing agency.
Resource Conservation and Recovery Act of 1976 (RCRA)	§6002 (42 USC 6962): Procure applicable EPA-designated materials (including construction materials like cement, concrete, insulation, carpet, and roofing, plus landscaping products per 40 CFR 247 subpart B) that are composed of the highest percentage of recovered materials practicable, where reasonably available within a reasonable period of time at a reasonable price, and meeting applicable performance specifications. EPA's Comprehensive Procurement Guidelines (CPG) promote a system approach to reducing life cycle material use and impacts.
	§6966(b)(2) (as amended by EPA Act 2005 §108): "give priority to achieving greater use of recovered mineral component [e.g. recovered or diverted waste material or byproduct such as slag or fly ash] in cement or concrete projects for which recovered mineral components historically have not been used or have been used only minimally".
Tariff Act § 307 (19 USC 1307) (as modified by Trade Facilitation and Trade Enforcement Act of 2015 § 910)	19 USC 4301-4454 Prohibits products created with forced or child labor.
Uyghur Forced Labor Prevention Act (P.L. 117-78, 135 Stat. 1525)	Specify products that do not use forced or child labor.
The National Historic Preservation Act (NHPA) of 1966 as amended, P.L. 89-665, 80 Stat. 915	54 USC 300101 et seq.: Federal agencies shall strive to rehabilitate historic properties in a manner that preserves their architectural character, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68).
	GSA Order ADM 1020.3A: Procedures for Historic Properties
Disaster Resiliency Planning Act of 2022 (P.L. 117-221)	Incorporate natural disaster risk assessments provided by GSA or its contractors into real property investments.
The Architectural Barriers Act Accessibility Standard (ABAAS) (P.L. 90-480) (42 USC 4151 et seq.)	Appendices C and D to 36 CFR part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10) as well as 36 CFR part 1190 (Public Right-of-way Accessibility Guidelines) have been adopted by GSA as its accessibility standard to ensure federal facilities subject to the Architectural Barriers Act are accessible to persons with physical disabilities.
	The latest version of GSA's National Accessibility Program Standards Policies and Procedures fulfill the requirements of 42 USC § 4156 and Appendix C to 36 CFR part 1191, F103 Modifications and Waivers, by describing GSA's process for administering waivers and modifications and ensuring compliance with its accessibility standard. In addition, this document describes how GSA defines "disproportionate" improvements under 36 CFR part 1191, Appendix C, F202.4.

Section 1: GENERAL	
Name	Notes
National Environmental Policy Act (NEPA) - 42 USC 4321 et seq., as amended by the Fiscal Responsibility Act of 2023 (P.L. 118-5)	Follow the Council on Environmental Quality's September 2025 NEPA Guidance and the PBS NEPA Desk Guide (1999).
Pollution Prevention Act (PPA) of 1990 (42 USC 13101)	Reduce or eliminate waste generation at the source whenever feasible. See also related FAR Part 23.403 toxic release reporting provision below.
Federal Energy Management Improvement Act of 1988 (42 USC 8254(b)(1))	§2: The design of new Federal buildings shall be made using the life cycle cost methods and procedures established under 42 USC 8254(a), which are listed in the <i>10 CFR 436</i> row below.
Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)	Any pesticide applications must meet 40 CFR 152-186 regulations.
40 USC 3312 - Compliance with nationally recognized codes	To the maximum extent feasible, use model building codes and other applicable nationally recognized codes. Cooperate with state and local officials. GSA's internal "PBS Building Code Official Authority for GSA Federal Buildings" memo provides guidance on the relevant authority having jurisdiction (AHJ) and enforcement agency for each CBS discipline.
42 USC 6834 Energy Conservation and Resource Renewal	Federal building energy efficiency standards, renewable energy for water heating, water conservation technologies.
EO 14148 - Initial Recissions of Harmful Executive Orders and Actions	§2: Revoked EOs related to Federal Sustainability, Public Health and the Environment, Worker Health and Safety, and implementation of the Infrastructure Investment and Jobs Act and the Inflation Reduction Act.
EO 14154 - Unleashing American Energy	§7(b): When procuring goods and services, making decisions about leases, and making other arrangements that result in disbursements of Federal funds, agencies shall prioritize cost-effectiveness, American workers and businesses, and the sensible use of taxpayer money, to the greatest extent.
EO 14398 - Addressing DEI [Diversity, Equity, and Inclusion] Discrimination by Federal Contractors	Requires Federal contractors and subcontractors to treat employees, applicants, or contracting parties equally and objectively based on their merit, and not treat them differently based on race or ethnicity. §3: Contracts, subcontracts, and contract-like instruments must include clause language about not engaging in racially discriminatory DEI activities.
EO 14402 - Promoting Efficiency, Accountability, and Performance in Federal Contracting	GSA shall utilize fixed-price contracts to the maximum extent consistent with law. Any non-fixed-price contract under Part 16 of the Federal Acquisition Regulation (e.g. cost-reimbursement, a time-and-material, or labor-hour contracts), must be justified in writing by the contracting officer.
EO 14271 - Ensuring Commercial, Cost-Effective Solutions in Federal Contracts	Procure commercially available products and services, including those that can be modified to fill agencies' needs, to the maximum extent practicable, including pursuant to the Federal Acquisition Streamlining Act of 1994 (Public Law 103-355, as amended).

Section 1: GENERAL	
Name	Notes
10 CFR 436 - Federal Energy Management and Planning Programs	Subpart A: Use Methodology and Procedures for Life Cycle Cost Analyses (436.10 – 436.24) to evaluate the cost-effectiveness of systems that impact energy or water use (e.g. HVAC, water heating, controls, lighting, enclosure). Consider up-front, operating, replacement, and salvage costs over the life of equipment to identify the least costly alternatives. 10 CFR 436.14(d): if multiple system technologies are evaluated, perform life cycle cost analysis based on the longest estimated equipment useful lifespan(s) (a duration up to 40 years), and account for the replacement cost of any equipment with shorter lifespan(s). See also the implementing technical guidance from National Institute of Standards and Technology (NIST) Life Cycle Costing Manual (NIST Handbook 135), which explains and operationalizes 10 CFR 436 Subpart A, provides current discount and escalation factors, and mentions a building life cycle cost (BLCC) tool. Subpart B: Methods and Procedures for Energy Savings Performance Contracting Subpart C: Agency Procurement of Energy Efficient Products
National Institute of Building Sciences (NIBS)	United States National CAD Standard (NCS)
Construction Specification Institute (CSI) MasterFormat	Specifications must follow this division/ section/ page format
International Code Council (ICC) I-Codes	Per 40 USC 3312 (above in this section), GSA has adopted the requirements of the International Building Code (IBC), International Fire Code (IFC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Existing Building Code (IEBC), International Property Maintenance Code, International Private Sewage Disposal Code (IPSDC), International Zoning Code (IZC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and International Code Council Performance Code (ICCPC). <i>Exceptions:</i> 1. GSA does not require compliance with the International Energy Conservation Code (IECC) or the International Green Construction Code (IgCC). 2. IBC Chapter 13 - Energy Efficiency is not adopted
International Association of Plumbing and Mechanical Officials (IAPMO) Uniform Plumbing Code (UPC)	ONLY allowed in local jurisdictions that adopted the UPC in lieu of the IPC.
National Fire Protection Association (NFPA) Codes	GSA has adopted the technical electrical requirements of the NFPA's National Electrical Code (NFPA 70) in accordance with 40 USC 3312. GSA has adopted the NFPA 101, Life Safety Code in lieu of the technical egress requirements of the IBC, in accordance with 40 USC 3312.

Section 1: GENERAL	
Name	Notes
29 CFR 1910 Occupational Safety and Health (OSH) Standards	The design must ensure facility operations and maintenance can be performed in compliance with this section. The design must not subject building occupants to conditions that violate these safety and health standards. (e.g. 1910.146, Confined Spaces) Provide protection for each employee exposed to fall and falling object hazards per Subpart D, Occupational Safety and Health Administration (OSHA) §§ 1910.28(c) and 1926.501, and GSA Order ADM 5940.2. Pursuant to applicable local requirements, provide sidewalk sheds (overhead protection/canopies) during demolition, multi-story construction, or when hoisting materials over active public walkways to protect employees (see, e.g. 29 CFR §§ 1926.850(k), 1926.501(c), and 1926.502(j)(8)) and pedestrians from falling debris.
29 CFR 1926 Safety and Health Regulations for Construction	The design team must ensure that facilities can be constructed in a compliant manner. Subpart CC: Any cranes or derricks used in construction by any contractor must comply with this regulation at all times, and are subject to all special inspection requirements & submittals as determined necessary by the GSA Authority Having Jurisdiction (AHJ). Cranes and derricks must also comply with all additional requirements required by the local jurisdiction in which the project is located. A professional engineer (PE), licensed in the State in which the project is located, with specialized experience in the design of cranes and derricks, shall be the qualified person responsible for the proper design of the crane, and/or derrick, and shall be provided by the contractor proposing its use, installation, operation, and maintenance. Subpart D - 1926.62: Construction requirements for lead-based paint testing, management, abatement, and disposal. Subpart L - 1926.451: Any scaffolds used in construction by any contractor must comply with this regulation at all times, and are subject to all special inspection requirements & submittals as determined necessary by the AHJ. Scaffolds shall also comply with all additional requirements required by the local jurisdiction in which the project is located. A PE licensed in the State in which the project is located, with specialized experience in the design of scaffolds, shall be the qualified person responsible for the proper design of the scaffold, and shall be provided by the contractor proposing its use, installation, operation, and maintenance. 1926.1101 Asbestos: Per OSHA Construction Standard, presume that surfacing and thermal systems insulation in buildings constructed before 1981 contains asbestos unless proven otherwise. GSA exempts properly documented materials replaced by non-asbestos alternatives in or after 1981 from this OSHA requirement.

Section 1: GENERAL	
Name	Notes
National Emission Standard for Asbestos (40 CFR 61 Subpart M)	Pre-alteration assessments are required before construction or alteration, to determine if asbestos will be impacted by the work. Reference EPA Federal Facility Asbestos Compliance Advisory
American National Standards Institute (ANSI)/ American Society of Safety Professionals (ASSP) Z10 Standard	OSH Management: Mitigate safety/ health risks in order of precedence: hazard elimination; engineering controls; warning devices; and procedures and training.
Interagency Security Committee (ISC) Standard: Risk Management Process	Defines the criteria and processes facility security professionals should use to determine a facility's security level. Reference <i>GSA Facility Security Requirements</i> under Section 4: Structural below.
Fire Administration Authorization Act of 1992	41 CFR §§ 102-71.25-102-72-45 : Install sprinklers or an equivalent level of safety in certain types of Federal employee office buildings.
FAR Part 23 - Sustainable Acquisition, Material Safety, and Pollution Prevention	§23.107-2 : Use the U.S. Department of Agriculture's BioPreferred program to specify biobased products to the maximum extent practicable, per 7 USC 8102 Biobased markets program and Farm Security and Rural Investment Act (FSRIA) § 9002 (P.L. 107–171)
	§107-3(c) Energy-consuming products and water-consuming products : For products that consume power in a standby mode and are listed on FEMP's Low Standby Power Devices product listing , purchase products that meet FEMP's standby power wattage recommendation, or document the reason for not purchasing such items.
	§107-4 : Give procurement preference to chemicals and products that minimize upper atmosphere ozone depletion and high global warming potential hydrofluorocarbons.
	§108 Required EPA purchasing programs : Purchase, to the maximum extent practicable, products and services that meet EPA purchasing program requirements: WaterSense -labeled products, Safer Choice -certified chemical products; and Environmentally Preferable Purchasing (EPP) Program Recommendations of Specifications, Standards, and Ecolabels.
	§403 : Emergency planning and toxic release reporting: Comply with related reporting requirements from the Emergency Planning and Community Right-to-Know Act (EPCRA) and PPA.
P-120 Public Buildings Service Cost and Schedule Management Policy	Establishes cost and schedule management services to be provided during project planning, design and construction. Defines the strategies and deliverables needed to effectively develop budgets, and to deliver projects within budget, scope, and schedule.

Section 2: COMMUNITY PLANNING AND LANDSCAPE DESIGN

Name	Notes
4 USC 6 : Time and occasions for display	If the American flag is displayed between sunset and sunrise, it must be properly illuminated.
40 USC 3306 : Accommodating federal Agencies	Encourage public access. Plan for pedestrian circulation around, into, and through public buildings. Consider opportunities for commercial, cultural, educational, and recreational uses in public buildings.
Clean Water Act, 33 USC 1251 et seq.	§1342 establishes National Pollution Discharge Elimination System (NPDES) permit requirements related to erosion and sediment control, stormwater pollution prevention plans, dewatering at construction sites, and stormwater/ wastewater discharges.
	§404 requires permits for development impacting wetlands; regulates discharge of fill material into other waters of the U.S.; and encourages avoidance, minimization, and mitigation of wetland impacts.
Endangered Species Act of 1973 (16 USC §§ 1531 -1544)	Protects endangered and threatened species and their habitats, which can impact design.
EO 13112 - Invasive Species	Prevents the introduction of invasive plant species by specifying non-invasive alternatives, and controls their spread through appropriate management.
ANSI standards	A300 American National Standard for Arboricultural Operations covers best practices for tree planting, soil management, and risk assessment. Z60.2 American Standard for Nursery Stock and plant specification. C136 American National Standard for Roadway and Area Lighting Equipment: performance and safety standards for streetlights and pedestrian areas. ASABE S623 Determining Landscape Plant Water Demands/ irrigation sizing. ASABE S627 Weather-Based Landscape Irrigation Control Systems.
American Society for Testing and Materials (ASTM) standards	D4972: test method for pH of soils. D5268: standard specification for topsoil used for landscaping purposes.

Section 3: ARCHITECTURE, INTERIORS, BUILDING ENCLOSURES

Name	Notes
40 USC 3314	Baby changing facilities
40 USC 3318	Lactation room requirements
EO 14344 - Making Federal Architecture Beautiful Again	Federal public buildings should be visually identifiable as civic buildings and respect regional, traditional, and classical architectural heritage.
Wildland-Urban Interface (WUI) Federal Risk Mitigation (EO 13728)	For new Federal buildings, and alterations to existing Federal buildings greater than 5,000 square feet within the WUI and at moderate or greater risk to wildfire, apply the wildfire-resistant design provisions outlined in the most current edition of the International Wildland-Urban Interface Code (IWUIC) promulgated by the ICC, or an equivalent nationally-recognized code.
National Security Memorandum on Critical Infrastructure Security and Resilience (NSM-22), and Presidential Policy Directive 40 (PPD-40)	Ensure continuity capabilities and incorporate resilience measures into real property investments per U.S. Department of Homeland Security Federal Continuity Directive 1 (implementing PPD-40 <i>National Continuity Policy</i> .)
American Society of Mechanical Engineers (ASME)	Comply with the latest edition of ASME A17.1 (Safety Code for Elevators and Escalators) that has been released as of the contract award date.
National Elevator Industry, Inc. (NEII)	Elevator cab sizes per NEII-1 Building Transportation Standards & Guidelines
PBS Office of Architecture & Engineering construction signage requirements	Follow latest signage memo, e.g. "Freedom 250 Construction Sign Updates" (March 2026)
American Society for Testing and Materials (ASTM) Enclosure Standards	E2813, Table A2.1 Standard Practice for Building Enclosure Commissioning; including mitigation against air, water infiltration (moisture, mold) and anchor pull strength of facade elements; supporting human health and safety
	E2947 Standard Guide for Building Enclosure Commissioning, in conjunction with E2813
	D7877 Standard Guide for Electronic Methods of Detecting and Locating Leaks in Waterproofing Membranes
	D8231 Standard Practice for the Use of Low Voltage Electronic Scanning System Detecting and Locating Breaches in Roofing and Waterproofing Membranes
National Roofing Contractors Association (NRCA)	Roofing Manual Waterproofing Manual

Section 4: STRUCTURAL ENGINEERING

Name	Notes
Earthquake Hazards Reduction Act of 1977 (P.L. 95-124) EO 13717 - Establishing a Federal Earthquake Risk Management Standard	In addition to the ASCE 7 Minimum Design Load, ASCE 4 Seismic Evaluation, NIST Seismic Safety, and ASCE 7/ <i>GSA Live Load Requirements</i> below: - New Federal building designs must meet applicable earthquake-resistant design and construction codes and standards from the latest nationally-recognized version of the IBC; - Federal building modernizations must meet the Interagency Committee on Seismic Safety in Construction (ICSSC) Standards of Seismic Safety for Existing Federally Owned and Leased Buildings; and - Projects that trigger evaluation or mitigation of an existing building's seismic deficiencies must address those deficiencies in accordance with the applicable Federal seismic-safety requirements.
American Society of Civil Engineers (ASCE) / Structural Engineering Institute (SEI) Standards	ASCE/SEI 7-22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures including Supplements 1, 2 and 3
	ASCE/SEI 41-23: Seismic Evaluation and Retrofit of Existing Buildings
National Institute of Standards & Technology (NIST)	Standards of Seismic Safety for Existing Federally Owned and Leased Buildings
American Institute of Steel Construction (AISC)	Design Guide 11 : Vibrations of Steel-Framed Structural Systems Due to Human Activity (Second Ed. 2016) Revisions and Errata 2/16/2023
International Organization of Standards (ISO)	ISO 2631-2:2026 : Mechanical vibration and shock - Evaluation of human exposure to whole-body vibration, Part 2: Vibration in buildings (1Hz to 80Hz)
GSA Facility Security Requirements for Explosive Devices Applicable to Facility Security Levels III & IV	GSA's Interpretation of the ISC Risk Management Process defines the criteria and processes for determining a GSA facility's security level and corresponding security requirements.
GSA Alternate Path Analysis and Design Guidelines for Progressive Collapse Resistance	Reduces the potential for progressive collapse in new and renovated Federal buildings, and brings a consistent level of protection
ICSSC Recommended Practice (RP) 10	RP 10-22 allows federal agencies to identify conditions in an existing building that may pose unacceptable seismic risks to the agency in case of undesirable performance of the building during an earthquake. Specifies circumstances that trigger a mandatory seismic evaluation such as a change in building use, or major alterations, additions, or repairs.
GSA Live Load Requirements	Design floor framing members using a uniform live load of 100 psf over the entire floor for all elevated slabs, unless the tabulated uniform live load required by ASCE 7 is over 100 psf. Include a nominal load of 15 pounds per square foot but exclude heavy loads like any planned heavy file systems, book racks, ammunition storage, sliding room partitions, and safes.
GSA Restrictions on Precast Floor Framing Systems	Precast floor framing systems may not be used in new or additions to existing federal office buildings or courthouses, because they are generally not

Section 4: STRUCTURAL ENGINEERING

Name	Notes
	adaptable for future changes in supported space use. If the design can be demonstrated to adapt well to future changes in locations of heavy partitions or equipment, precast systems may be considered for low-rise structures such as parking garages, industrial buildings, and storage and maintenance facilities. To prevent progressive collapse, precast may not be used as part of the structural framing.
GSA Restrictions on Pre-Tensioned and Post-Tensioned Floor and Roof Framing Systems	Pre- and post-tensioned concrete floor systems may not be used in new or additions to existing federal office buildings or courthouses, because they are generally not adaptable for future changes in supported space use. <i>Exception: Pre-tensioned or post-tensioned systems (bonded or unbonded) are allowed for parking structures separate from the occupied building. Post-tensioning is allowed for repair or retrofit to reduce deflections or enhance capacity.</i>

Section 5: MECHANICAL ENGINEERING

Name	Notes
Clean Air Act (CAA) (42 USC 7401 et seq.)	Provides emissions standards for sources including HVAC and generators. 42 USC 7671l: Federal Procurement 42 USC 7671k: Safe Alternatives 40 CFR 82: Protection of Stratospheric Ozone
	§118(a) : Federal agencies must comply with all Federal, State, interstate, and local requirements respecting the control and abatement of air pollution.
American Innovation and Manufacturing (AIM) Act of 2020 (42 USC 7675) and 40 CFR 84	Requirements for HVAC/ refrigerant procurement. New equipment including chillers, refrigerators, air conditioners, and heat pumps may only use refrigerants: (a) listed as Acceptable under U.S. EPA's Significant New Alternatives Policy (SNAP); and (b) acceptable under associated state and local pollution requirements, per CAA § 118(a).
ASHRAE Mechanical Engineering Standards	All ASHRAE standards, guidelines and handbooks cited in the International Mechanical Code (IMC) shall be complied with in addition to the following: - Standards 52.2; 55; 62.1; 111; 113; 135; and 140; and - Guidelines 0; 4; 12; 29; and 44.
ANSI Z223.1, National Fuel Gas Code	Provisions for the safe design, installation, operation, maintenance, purging, and inspection of gas piping, equipment, accessories, and appliances
American Society of Plumbing Engineers (ASPE)	ASPE design handbooks : Fundamentals of Plumbing Engineering, Plumbing Systems, Special Plumbing Systems, Plumbing Components and Equipment.

Section 5: MECHANICAL ENGINEERING

Name	Notes
Sheet Metal and Air Conditioning Contractors' National Association, Inc., (SMACNA)	Comply with all SMACNA standards cited in the IMC, in addition to: HVAC Air Duct Leakage Test Manual; HVAC Systems Testing, Adjusting & Balancing; Fire, Smoke and Radiation Damper Installation Guide for HVAC Systems; Seismic Restraint Manual Guidelines for Mechanical Systems; and HVAC Systems Sound and Vibration Procedural Guide.

Section 6: ELECTRICAL ENGINEERING

Name	Notes
Bulb Replacement Improving Government with High-efficiency Technology (BRIGHT) Act (P.L. 117-202)	Buildings constructed or managed by GSA must be equipped with the most life-cycle cost effective and energy-efficient lighting systems available, to the maximum extent practicable. "Lighting system" means the elements required to maintain a desired light level, including lamps, light fixtures, fixture distribution, sensors and control technologies, interior design elements, and daylighting sources.
ASHRAE Electrical Engineering Standards	90.1 : Lighting power density, automatic lighting control (e.g. occupancy sensors), automatic receptacle control, transformer efficiencies, and electrical energy monitoring (advanced metering)
IEEE (Institute of Electrical and Electronics Engineers)	IEEE 1584: Guide for Performing Arc-Flash Hazard Calculations IEEE C2: National Electrical Safety Code
UL (Underwriters Laboratories)	UL96: Lightning Protection Components UL96A: Installation Requirements for Lightning Protection Systems
ANSI/IES (Illuminating Engineering Society)	IES Lighting Library IES G-1: Security Lighting for People, Property, and Critical Infrastructure IES RP-1: Lighting Offices Spaces IES RP-10: Lighting Common Applications IES RP-43: Recommended Practice for Lighting Exterior Applications
Building Industry Consulting Services International (BICSI)	Telecommunications Distribution Methods Manual (TDMM) - Standard for design and installation of information and communications technology
NFPA (National Fire Protection Association) Electrical Engineering Codes and Standards	70: National Electrical Code 70E: Electrical Safety in the Workplace 101: Life Safety Code (Emergency & Egress Lighting) 110: Emergency and Standby Power Systems 111: Stored Electrical Energy Emergency and Standby Power Systems 780: Installation of Lightning Protection Systems 855: Installation of Stationary Energy Storage Systems

Section 7: FIRE PROTECTION

Name	Notes
Federal Fire Safety Act of 1992, 15 USC 2227	Provide automatic sprinkler protection, or an equivalent level of safety, in new six-story-or-taller Federal employee office buildings and in qualifying renovations (as defined in 15 USC 2227(a)(10)) of such buildings, and protect hazardous areas in new Federal employee office buildings under six stories to the same standard. Requirements may vary based on building type, occupancy, and renovation scope.
41 CFR 102-71.30 Automatic sprinkler systems and 102-71.35 Equivalent level of safety analysis	To protect human lives, a functioning sprinkler system capable of controlling the spread of fire and its effects beyond the room of origin must activate prior to the onset of flashover. Equivalent level of safety analysis requirements, including that such analysis must be performed by a qualified fire protection engineer.
NFPA Fire Protection Codes and Standards	4: Standard for Integrated Fire Protection and Life Safety System Testing 13: Standard for the Installation of Sprinkler Systems 14: Standard for the Installation of Standpipe and Hose Systems 20: Standard for the Installation of Standpipe Pumps for Fire Protection 22: Standard for Water Tanks for Private Protection 24: Standard for the Installation of Private Fire Service Mains and Their Appurtenances 30: Flammable and Combustible Liquids Code 45: Standard on Fire Protection for Laboratories Using Chemicals 72: National Fire Alarm and Signaling Code 75: Standard for the Fire Protection of Information Technology Equipment 88A: Standard for Parking Garages 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems 150: Fire and Life Safety in Animal Housing Facilities Code 232: Protection of Records 241: Standard for Safeguarding Construction, Alteration, and Demolition Operations 855: Standard for the Installation of Stationary Energy Storage Systems

Section 8: CIVIL ENGINEERING & SITE

Name	Notes
EISA 2007 (Storm water runoff requirements for federal development projects)	§438 : All major capital projects with a scope of site work exceeding 5,000 square feet shall manage the 95th percentile stormwater event onsite and reduce runoff. Reference U.S. EPA's Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act and GSA's current EISA 438 compliance memo.
EO 11988: Floodplain Management	Regulates federally-funded activities in or affecting the floodplain. This encompasses ALL permanent construction and other activities, including debris, roads, bridges, culverts, etc. The regulatory floodplain is defined by areas inundated by a 100-year or 500-year storm event. For most projects, any activities occurring in the 100-year floodplain will require analysis. For any activities associated with a critical action facility, such as a hospital or U.S. Court, the 500-year floodplain triggers this EO.
American Society of Civil Engineers (ASCE)	ASCE 24-24: Flood Resistant Design and Construction Standards
	ASCE 38-22: Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data
American Association of State Highway and Transportation Officials (AASHTO)	Policy on Geometric Design Highways and Streets (Green Book)

Section 9: SPECIALTY SPACES

Name	Notes
U.S. Courts Design Guide (USCDG)	Functional program requirements; Court and court-related adjacency relationships; accessibility; finish materials; performance criteria for acoustics; environmental systems (including special HVAC and lighting requirements); security; telecommunications; and audio-visual design.
MOA for Court Security 2019	
U.S. Courts Courtroom Technology Manual	Reference is made to these systems only regarding the electrical service requirements in the areas where they are being installed.
Requirements and Specifications for Special Purpose and Support Space Manual (USMS Publication 64)	Criteria for USMS functional program requirements, spatial relationships, electronic and physical security, and hardware standards and special HVAC requirements within the U.S. Courts and court-related spaces.
NASA Facilities Design Standard	

Section 9: SPECIALTY SPACES

Name	Notes
National Security Act of 1947 (P.L. 119-60) EO 13526: Classified National Security Information (amending EO 12333) Intelligence Community (IC) Directive 705 (ICD-705): Sensitive Compartmented Information Facilities (SCIF) standards.	All IC SCIFs shall comply with uniform IC physical and technical security requirements ("uniform security requirements"). This Directive applies to all facilities accredited by IC elements where Sensitive Compartmented Information (SCI) is processed, stored, used, or discussed. It is designed to ensure the protection of SCI and foster efficient, consistent, and reciprocal use of SCIFs in the IC.
United States Land Port of Entry Design Standard	
GSA Federal Courthouse Physical Security Best Practices Desk Guide 2023	
GSA Mail Center Security Guide 5th Edition	
GSA Indoor Firing Range Policy and Criteria	
GSA Indoor Firing Range Cyclical Maintenance and Repairs Memorandum	
Interagency Security Committee Appendix C: Child Care Level of Protection Template (FOUO)	Also use Child Care Center Design Guide (PBS-P140)
Department of Justice Design Guide (U.S. Attorneys)	
UL (Underwriters Laboratories) 752 - Ballistic Standards	UL 752: Establishes requirements and test methods for bullet-resistant materials and assemblies, including walls, doors, windows, glazing, and barriers, based on defined firearm threats. <i>Note: Both UL752 and NIJ 0108.01 are acceptable standards. The applicable standard should be selected based on the project-specific ballistic threat and required level of protection.</i>
National Institute of Justice (NIJ) Standard 0108.01 - Ballistic Resistant Protective Material	NIJ 0108.01: Establishes minimum performance requirements and test methods for ballistic-resistant materials subjected to specified handgun and rifle ammunition threats. <i>Note: Both UL752 and NIJ 0108.01 are acceptable standards. The applicable standard should be selected based on the project-specific ballistic threat and required level of protection.</i>

Section 10: INFORMATION TECHNOLOGY

Name	Notes
Internet of Things (IoT) Cybersecurity Improvement Act of 2020 (P.L. 116-207) OMB Memo M-24-04 - Guidance on Federal Information Security and Privacy Management Requirements	The Federal Government may only purchase IoT devices that comply with NIST SP 800-213 security requirements. Any IoT devices provided by the contractor must meet NIST SP 800-213 security requirements.
Federal Data Center Enhancement Act (Within FY2024 National Defense Authorization Act, P.L. 118-31)	Standards for Data Centers fall under the purview of GSA's IT Modernization Division, within GSA's Office of Government-wide Policy, per the Federal Data Center Enhancement Act.
FedRAMP Authorization Act (P.L. 117-263) OMB FedRAMP Policy (OMB Memo M-24-15) NIST SP 800-145 GSA IT Security Procedural Guide for IT Acquisition Efforts (CIO-IT Security 09-48)	Cloud products or services that meet the NIST SP 800-145 definition of cloud computing and process, store, or transmit federal information must meet applicable FedRAMP security, privacy, authorization, and continuous monitoring requirements. This includes all cloud service and deployment models, including SaaS, PaaS, IaaS, public, private, community, and hybrid cloud, and applies to project delivery tools such as collaboration platforms, remote monitoring systems, imagery/documentation tools, and contractor-managed cloud systems. Unless otherwise specified by the acquisition or security categorization, cloud services must satisfy FedRAMP Moderate requirements and obtain/maintain GSA acceptance of the applicable FedRAMP authorization package before use.
The Federal Information Security Modernization Act of 2014 (FISMA) GSA IT Security Policy (CIO 2100.1R) .	Sets forth GSA's IT Security Policy and establishes GSA's risk-based management approach of employing management, technical, and operational controls to achieve GSA's security objectives to comply with federal laws and regulations, executive orders, Office of Management and Budget (OMB) Memoranda, and Cybersecurity & Infrastructure Security Agency (CISA) Cybersecurity Directives.
EO 13800 - Strengthening the Cybersecurity of Federal Networks and Critical Infrastructure	Agencies shall use NIST's Framework for Improving Critical Infrastructure Cybersecurity or its successor document, to manage cybersecurity risks. Implement risk management measures commensurate with the risk and magnitude of the harm that would result from unauthorized access, use, disclosure, disruption, modification, or destruction of IT and data.
Accelerating Responsible Use of Artificial Intelligence at GSA (2185.1C CIO)	Establishes agency-wide requirements for the responsible adoption, procurement, governance, monitoring, and use of artificial intelligence technologies. Aligns GSA AI activities with applicable federal laws, OMB guidance, privacy and security requirements, and risk management practices. Applies to GSA personnel, contractors, IT systems, data, and AI services used or acquired by the agency.
GSA Directive 7002.1 ADM GSA Smart Buildings GSA Technology Policy for PBS-Owned Building Monitoring and Control (BMC) Systems	This order and policy establish facility technology requirements and responsibilities for Building Monitoring and Control (BMC) systems in federally owned PBS facilities. These requirements ensure consistent application, implementation, and maintenance of smart building technologies across project delivery and operations and maintenance (O&M). The policy supports improved efficiency, reduced costs, energy conservation,

Section 10: INFORMATION TECHNOLOGY

Name	Notes
	enhanced occupant comfort, data-driven facility management, interoperability, and secure physical, cyber, and supply chain infrastructure.
Building Monitoring and Controls Systems IT Resources	<i>Building Technologies Technical Reference Guide (BTTRG)</i>: Provides formalized guidance for the technical integration of BMC Systems to the GSA network and within GSA's information technology (IT) environment. <i>Telecommunications Distribution Design Guide (TDDG)</i>: Describes contractually binding requirements technology infrastructure designers, architects, engineers, and design-build contractors/installers must meet. <i>BMC Systems Security Assessment Process (CIO-IT Security-16-76)</i>: Details the six-step process for evaluating BMC systems, including pre-assessment, generating the Security Assessment Report (SAR), and device remediation. <i>Security and Privacy Requirements for IT Acquisition Efforts (CIO-IT 09-48)</i>: Defines security and privacy requirements for GSA IT acquisition contracts involving externally hosted contractor information systems that do not connect to the GSA network, information systems hosted in GSA facilities that do directly connect to the GSA network, cloud information systems, and mobile applications.