

Proposed Green Building Ordinance Revisions

The key changes include:

- Increase the minimum point standards for Planning Application requests (both administrative & Planning & Zoning Commission review)
 - Lower the incentive points and increase the point minimum
 - Currently the minimum is 50 points.
- Create a template for Build It Green to be included on Building Permit plans
- Have an inspection for Build it Green Compliance prior to the final inspection
 - Collect a deposit (\$200 est.) for the inspection at time of permit fee collection
 - Work with a Certified Build it Green Inspector to conduct the final compliance inspection

Additional changes include changing the new commercial construction threshold to 10,000 sq. ft. for official LEED certification and allowing equivalency for renovation/construction more than 5,000 sq. ft. The revised improvement table with Commission feedback is included below.

Project Description		Building Improvements		
		Checklist Required	Minimum Threshold	Third-party Verification
City Sponsored Projects	New construction less than 5,000 sq ft	LEED-NC Checklist	Maximum points practicable	At plan check only
	New construction more than 10,000 sq ft		LEED Gold Certified (39 points)	US Green Bldg Council
	Renovation less than 5,000 sq ft	LEED-CI Checklist	Maximum points practicable	At plan check only
	Renovation more than 5,000 sq ft		LEED Gold Equivalency (32 points)	US Green Bldg Council
Commercial Construction & Renovation Projects	New construction less than 5,000 sq ft	LEED-NC Checklist	Maximum points practicable	At plan check only
	New construction more than 10,000 sq ft		LEED Gold Certified (39 points)	US Green Bldg Council
	Renovation less than 5,000 sq ft	LEED-CI Checklist	Maximum points practicable	At plan check only

	Renovation more than 5,000 sq ft		LEED Gold Equivalency (32 points)	US Green Bldg Council
Single Family Residential	New construction	Single-Family Greenpoint Checklist -	75 Points	At plan check only
	Renovation subject to Design Review	Green Points Rating System for Remodeling projects	75 Points	
Multi-family Residential	New construction or renovation of less than 5 units	Multifamily Greenpoint Checklist (2005 Edition version v.2)	Maximum points practicable	City Staff and/or certified 3rd party inspection
	New construction or renovation of more than 5 units		75 Points	
Mixed Use	Consult with Planning Division staff			