

APPENDIX F6:

SUMMARY OF GREEN BUILDING & RECYCLING PROGRAMS IN SELECTED CITIES IN FLORIDA & NATIONWIDE

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FLORIDA

-Gainesville

Gainesville was an early innovator in Florida for Green Building initiatives & Programs. For Example Gainesville has a PV System Rebate Program awarding \$1.50/watt up to \$7500 for residences and \$60,000 for commercial installations. ([Ref F6.1](#))

Gainesville also has a Solar Hot Water Heater Rebate Program which awards homeowners \$500 for the installation of a Solar Water Heater System (must be approved by the FSEC system) ([Ref F6.2](#))

Additionally, Gainesville has a low interest loan program (3% interest) to allow residents to make energy saving retrofits to their homes and businesses. The type of items funded include ENERGY STAR refrigerators, high efficiency central air conditioning systems, and solar electric photovoltaic systems. ([Ref F6.3](#))

All three of these programs are made possible by the fact that Gainesville has its own captive utility company (Gainesville Regional Utilities), which allows the financial flexibility to construct these type of programs in hopes of delaying the need to construct new and costly added generating capacity.

Lastly, Gainesville has a Incentive Based “Green Building Ordinance”, upon which Sarasota County fashioned their own Green Building Ordinance, and the FSEC in turn created, at the behest of the State, a “Model Green Building Ordinance” for Florida Municipalities. We have created a “Delray Beach Green Building Ordinance” based on this model ordinance. This ordinance encourages the construction of private buildings and requires the construction of city buildings & substantial renovations to be constructed to LEED or FGBC “green standards”. Encouragement is provided by “Fast Track” permitting, Reduced Permit Fees, and various cash rebates, and a “Green Award” Program.

Here is a summary of Gainesville's Green Building Ordinance.....

“To promote energy efficient construction, this ordinance provides the following incentives for building new energy efficient homes 1) Fast-track permitting for building permits and, 2) 50% reduction in building permit fee. To receive these incentives, an independent third party must certify the building. The city government also provides marketing incentives including erection of building signs at the site, placing participants on city Web site and press releases. Finally, a Green Building Award from the City of Gainesville recognizes one participant each year that demonstrates commitment to the program. Standards for development certification follow the Florida Green Building Coalition and the U. S. Green Building Council.” ([Ref F6.4](#))

The City of Gainesville has a Mandatory Commercial Recycling Ordinance, Chapter 27, Article III, Division 3, Sec. 85-88. All commercial generators are required to separate designated recycling materials and make them available for recycling. These items include; Corrugated cardboard, Office paper/newspaper, Metal cans, Glass bottles & jars, Plastic bottles, jugs, jars and tubs (plastic types #1 thru 7). Its Residential Recycling Program is very similar to Delray Beach, with 2 colored bins supplying a dual stream recycling system. ([Ref F6.5](#))

The University of Florida, which is located in Gainesville, is also in the Forefront of Green Building and requires all new buildings to be built to LEED Silver standards. With an electric bill for the campus of over \$130million a year the last time we checked, they have a tremendous incentive to construct efficient and environmentally responsible buildings.

([Ref F6.6](#))

Here is a summary of their program and its accomplishments...

“LEED Program Evolvement at UF

In 2001, the university adopted LEED criteria for design and construction for all major new construction and renovation projects to deliver high performance and sustainable buildings. At that time LEED was at its infancy, but we truly believed then and now even more that green buildings minimize the negative impact of buildings on the environment, contribute to saving energy and enhance the occupants' health and comfort.

UF is the home of the first LEED GOLD certified building in the state of Florida. To date we have:

2 Gold Certified

8 Certified

6 Submitted for Certification

9 Registered

FPC is the first in the state of Florida to require a LEED accredited professional on staff to ensure LEED criteria incorporated in design and construction on all our major projects. Our LEED accredited professional works with the project design teams to obtain the highest level of LEED certification for all projects.” ([Ref F6.7](#))

-Sarasota City & County

As just mentioned Sarasota County created a “Green Building Ordinance” which is a

virtual clone of the Gainesville ordinance, with some minor adjustments. The Ordinance Provides for Permit Fee Reductions, Fast Track Permit Processing, PR/marketing for Green Projects, and a yearly “Green Award” program. ([Ref F6.8](#))

Sarasota has long been a Florida Epicenter of Green Building, and has several LEED Gold County Buildings including a Library and a County Office Building. A Whole Foods Market has been awarded a LEED Silver rating. The Sarasota Girl Scout Headquarters, Kanaya Condominium Tower, & Kimel Lumber have all been awarded various LEED ratings. These and others are the result in part of the stimulating effect of their Green Building Ordinance.

The City of Sarasota has expedited permitting based on projects utilizing the Florida Green Building Coalition checklists and programs.

See ([Ref F6.9](#))

-Miami-Dade County

Has recently implemented expedited review incentives and is in the process of exploring other incentives to stimulate green building. See ([Ref F6.10](#))

“Commissioner Katy Sorenson sponsored and the Miami-Dade Board of County Commissioners passed an ordinance on June 7th, 2005, creating an expedited review process for building plans for commercial, industrial, and residential developments that seek environmental certification.” They ordinance requires either LEED certification or FGBC certification.

Additionally, around the same time the county adopted a resolution directing staff to create a building policy/plan for future County Buildings to be LEED certified-but without stipulating a level to be achieved or strived for. See ([Ref F6.11](#))

Miami Dade has recently adopted a Single Steam Recycling Program “Miami-Dade County is launching a new recycling program!

This new curbside recycling program will use convenient "single-stream" recycling, which means that you'll no longer have to separate your recyclable materials. You'll be issued one 65-gallon wheeled cart where you can place all of your recyclable materials, together. You will also be able to recycle more types of paper than before, and you'll only have to set the cart out every other week.” ([Ref F6.12](#))

-Tallahassee

Tallahassee, similarly to Gainesville has their Own Utility which allows them to offer a variety of Green Building Incentives and Rebates including:

- Energy Star Appliance Rebates
- Energy Star Air Conditioning/Heat Pump Rebates
- Natural Gas Appliance Rebates
- Solar Water Heater Rebates
- Solar Net Metering Program
- Ceiling Insulation Rebates

Tallahassee doesn't presently have a Green Building Ordinance, but has recently completed a gut and rebuild of the City of Tallahassee's Solid Waste Services (SWS)

Administration building which has received (LEED) Silver certification. It uses this building a tool to encourage the private sector to construct green buildings. See ([Ref F6.13](#))

-Coconut Creek

Coconut Creek has recently adopted a Single Stream Recycling Program.

Additionally, In December 2004, the City Commission adopted the MainStreet Design Standards document, which establishes the vision for a mixed-use, downtown development in the center of Coconut Creek, bound by Wiles Road to the north, Lyons Road to the east, Sample Road to the south, and State Road 7 to the west.

“In theory with having a downtown is to get people to live there and work there and play there and stay in the area so they never have to leave or get in their car,” Hetzel said.

But what makes this downtown development unique is the environmental component. When approving the design, the commission made certain that all buildings will be “green and sustainable”, and must be certified by the U.S. Green Building Council or the Florida Green Building Coalition, Inc.

“The city’s goal is to be the first city in the state and perhaps the country to have a contiguous certified green building project,” Hetzel said. “What we could have built there was a suburban warehouse park, but we wanted to build something for the city where the impact would be positive.”

The proposed plans include for more than two million square feet of commercial development, 2,700 residential units, 1,300 hotel rooms, 800,000 square feet of office space, 300,000 square feet of community facilities, large open space and recreation components, and 15 acres of conservation. The main projects are the expansion of the Seminole Casino Coconut Creek, the Village at Marbella, and the Promenade at Coconut Creek. See ([Ref F6.14](#))

CALIFORNIA

-Menlo Park

Menlo Park’s “Green Ribbon Committee”, analogous to the Green Task Force recently submitted a report that was as fully detailed and documented as a dissertation, recommended that the city adopt policies and ordinances in the area of Green Building:

*Promote sustainable building practices by instituting checklists that are based on standards established and maintained by "green building" programs such as LEED (Leadership in Energy and Environmental Design) and BIG (Build It Green), and by providing over-achievement incentive of expedited building permit approval:

*i. Phase-in over time, required levels of conformance to allow familiarity and skills to develop, in the following order: municipal, commercial, residential.

ii. Obtain California Energy Commission approval necessary for city required compliance standards. This takes time.

*iii. By end of FY 2009, establish target duration for building permit approvals for residential projects and for commercial projects, including new

construction/additions and common repairs/remodels [assumes project submissions are complete and in conformance with Municipal Code]. *

*iv. **By FY2010, expedite building permit approvals for projects that achieve at least 15% above minimum requirements set in a compliance timetable that is established.*

The City Council is debating how to implement these recommendations in 2009 and how to implement them at as modest a cost as possible. (Ref F6.15)

-Palo Alto

Palo Alto has implemented almost all of the recommendations of their “Green Ribbon” Citizens committee. In summary:

“The City of Palo Alto and the Architectural Review Board is committed to sustainable development by promoting the use of green building products, methods and design in buildings throughout the city. Project applicants should be prepared to discuss how sustainable design elements have been incorporated into the project.

On June 2, 2008, the Palo Alto City Council adopted a mandatory Green Building Ordinance which becomes effective July 2, 2008 and is applicable to residential and non-residential private development projects. The ordinance is retroactive for commercial projects for which planning applications were submitted after December 3, 2007, the date the City Council adopted the Climate Protection Plan describing intended green building standards.”

See (Ref F6.16)

For Example New Commercial Buildings up to 5000 SF must be LEED certified, and Buildings over 50000 SF must be LEED silver . For Residential (Single and Mult-family) each building must have a certain number of “GreenPoint Checklist Points”. Interestingly, residences above 2500 SF must have 1 additional point for each additional 150 SF. The Checklist is similar to a simplified LEED for Homes checklist in content and scope, but it covers the basics and utilizes “Energy Star” criteria quite a bit. See (Ref F6.17)

The City also has a variety of financial incentives to help homeowners and businesses implement green building programs.

-Pasadena

The City of Pasadena approached the development of a Green Building Program a little bit differently from the typical process. In 2005, they hired a professional consultant to aid a “Green Ribbon” citizen committee in the analysis of existing programs by other cities and to develop a plan and subsequently adopted the recommendations via an ordinance & supporting programs.

“In early 2005, Pasadena retained the services of a green building expert; reviewed existing City regulations; analyzed building activity; examined other jurisdictions’ environmental programs; and solicited advice from development groups with the goal of having a green building program approved by year end. A green ribbon committee of industry and community stakeholders was formed to provide guidance. As a result of these efforts, on

December 19, 2005 (view staff report), the Pasadena City Council unanimously approved a green building program with three components:

1. green building ordinance
2. incentives (program), and
3. outreach & education (programs)”

The Pasadena Green Building Ordinance requires:

- *New municipal buildings must achieve LEED Silver at a minimum
- *Municipal renovations of 15,000 square feet or more must achieve LEED Silver at a minimum
- *Commercial type buildings of over 50,000 square feet or more must meet the intent of LEED Silver at a minimum
- *All projects subject to the ordinance must achieve LEED credit 3.1 Water Efficiency (exceed the baseline water projection by 20%)

These new requirements go into effect May 16, 2008.

The City Hall and 2 other buildings in the city limits are LEED Gold Certified.

([Ref F6.18](#))

-San Jose/Silicon Valley

San Jose is the “capital” of Silicon Valley and has set some audacious goals in terms of green building. They first adopted a Green Building Program in 2001 based on the work of a citizen “Green Task Force” formed in 1998. Then, in 2007, the mayor proposed “In 15 years, (from 2007) San Jose will be home to 50 million square feet of green buildings – the equivalent of nearly 100 buildings the size of San Jose City Hall. Whether new construction or retrofitted structures, these buildings will meet high environmental standards, such as achieving ...LEED certification”

In 2007 the City required all new Municipal Buildings to be LEED Certified and, LEED Gold as the target to be strived for. The private sector is encouraged to build green buildings through a variety of education and outreach programs, but there are no mandated performance levels. They have set a very high bar for themselves, and it will be interesting to see the results.

([Ref F6.19](#))

-Santa Monica

The city of Santa Monica adopted a “SANTA MONICA SUSTAINABLE CITY PROGRAM” in September 20, 1994, far in advance of many other cities. It was updated in 2003 & 2006. In terms of Green Building it provided;

“Green” Construction Total number of LEEDTM certified buildings in Santa Monica as a percent of new construction- 100% of all buildings* greater than 10,000 square feet eligible for LEED certification constructed in Santa Monica in the year 2010 shall achieve LEED certification or its equivalent. Of these, 20% should attain LEED Silver, 10% LEED Gold and 2% LEED Platinum certification or equivalent. In addition, 50% of all new, eligible buildings* less than 10,000 square feet constructed in 2010 shall achieve LEED certification or its equivalent.

*including all municipal construction” ([Ref F6.20](#))

As of May 2008 A variety of Mandatory & Suggested Green Building requirements go into effect, described by the city as “*The City of Santa Monica has a commitment to protecting the environment, improving quality of life, and promoting sustainability. In order to fulfill this commitment, the City has adopted a set of requirements and recommendations to encourage the development of "green" buildings without forcing excessive costs or other burdens upon developers, building owners or occupants. The City has also developed Green Building Guidelines to explain possible ways of achieving green building goals.*” (Ref F6.21)

The ordinance requires a basic group of practices in these areas:

***Siting & Form**

***Landscape**

***Transportation**

Envelope & Space Planning

***Materials**

***Water Systems**

***Construction Management**

(Ref F6.22)

-Santa Barbara

Santa Barbara has a voluntary green building program... “Built Green Santa Barbara is a voluntary environmental building program that distinguishes and promotes resource efficient development, design, and construction. Green building practices go beyond energy and water conservation to incorporate environmentally sensitive site planning, resource efficient building materials and superior indoor air environmental quality” (Ref F6.23)

-San Francisco

San Francisco has on of the nations most aggressive programs to lower the carbon footprint of new buildings. Starting in November 2008 All new buildings will be required to comply with Green Building Standards developed by the Green Task Force. This point based checklist will start at a lower # of required points in 2008 and gradually progress to a substantially greater number in 2012. Similarly all new Commercial Buildings constructed will be required to be LEED certified if permitted in 2008, then LEED Silver in 2009-2001 and finally LEED Gold in 2012. LEED All municipal projects (new construction and major renovations over 5,000 square feet) are required to achieve LEED Silver certification.

(Ref F6.24)

The Regulatory Framework for these items is established in good part by their very aggressive Green Building Ordinance.

(Ref F6.25)

COLORADO

-City of Boulder

The City of Boulder’s has a Green Building Program, initially for Residential Building, but in 2008 being expanded to Commercial Buildings. The Green Building and Green Points Program

was adopted by Boulder City Council on Nov. 13, 2007. The ordinance went into effect on Feb. 1, 2008. The purpose of the City of Boulder Green Points Building program is to:

- Help homeowners find the products and designs for building "green" (environmentally friendly).
- Encourage Boulder homeowners to include cost-effective and sustainable remodeling and building methods that conserve fossil fuels, water and other natural resources.
- Promote the recycling of construction materials and reduce solid waste.
- Promote better indoor air quality.

[\(Ref F6.26\)](#)

-Boulder County

Has a Residential Green Building requiring performance in four mandatory elements.

Waste Reduction Through Deconstruction and Recycling. Requires a Deconstruction Plan and deconstruction of all reusable building elements

Indoor Water Conservation- requires low flow fixtures

Energy Efficiency- The Energy Efficiency Section has a Sliding Scale requiring progressively lower HERS scores the larger the residence. Homes over 5000 sf are required to be nearly 0 net energy users.

Indoor Air Quality

[\(Ref F6.27\)](#)

WASHINGTON

-Seattle

Seattle has been one of the cities that has "led the charge" to implement climate reduction policies at the local government level. In it's Climate Action Plan of September 2006, This action plan implements the 18 recommendations that Seattle's Green Ribbon Commission delivered in March, 2006. As it relates to Green Building, the cities primary focus is to lobby & work with state officials to increase the energy efficiency requirements mandated in the State Building Code. This is because, similarly to Florida, the city can't unilaterally increase the building code mandated level of energy efficiency.

In regards to Recycling Seattle has a very active program of support and incentives.

What Seattle is doing: Seattle Public Utilities has a long history of waste reduction and recycling through a wide variety of programs and incentives including:

*Banning recyclable paper and cardboard in commercial garbage

*Banning recyclable paper, cardboard and glass, metal and plastic bottles in household garbage

*Providing convenient curbside or on-site recycling collection to households as part of their solid waste collection services at no additional charge

*Setting volume-based garbage collection fees;

*Providing convenient curbside collection of yard debris and food waste to households for a modest fee;

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to households for a modest fee;
*Encouraging waste minimization and recycling through education and outreach.
(Ref F6.28)

OREGON

-Portland

The City of Portland maintains an “Office of Sustainable Development” which the city describes thusly....” *Founded in 2000, the City of Portland Office of Sustainable Development (OSD) brings together community partners to promote a healthy and prosperous future for Portland. OSD advances improvements and innovation in reducing global warming emissions, energy efficiency and renewable energy, biofuels, waste reduction and recycling, sustainable economic development, sustainable food systems and green building practices.*” The City has been rated as the number one city in terms of support for Sustainable Practices in the country.

(Ref F6.29)

In Regards to Recycling the City uses a modified Single Stream System with metal and paper mixed but glass is kept in its own bin. The program has widespread support and participation. The actual collection is done by one of 21 franchised waste haulers (Ref F6.30)

Portland’s Office of Sustainable Development supports Green Building in a number of ways including:

To actively support innovative green building practices in the Portland area, the Green Building Program offers:

*Presentations- made to local groups to explain the varied support the City offers.

Much of this Support is a cooperative effort between the City and 3 surrounding counties.

*Outreach

*Free technical assistance- including “one on one” consultations, a phone “hotline”

*Green Investment Fund (GIF)- “The Green Investment Fund (GIF) is a competitive grant program that supports innovative green building projects in Portland.

In the current round of funding, a total of \$425,000 is available and the maximum grant amount for any project is \$425,000. Industrial, multi-family residential, commercial, and mixed-use public and private organizations may apply

*Lectures and classes

*Educational tours- of local green buildings as a learning tool. In 2008 a “Green Homes Tour and Info Fair” was held which was “Wildly Successful”

*Brochures and project guidebooks including: a Green Home Remodeling Guide to help Design and build a more sustainable home remodeling project.

A Tenant Improvement Guide for Green Tenant Buildouts & creating a high performance workspace. And finally a Green Affordable Housing Guide, which is a resource guide to improving environmental performance, tenant health and long-term durability in affordable housing

(Ref F6.31)

For Both Residential and Commercial Projects Portland has a variety of Informational Brochures is available to residents for download ranging from the Basics of Green Building, to a Guide to New Construction and Remodeling, to Case Studies, and finally a list of applicable Financial incentives.

(Ref F6.32)

LIST OF REFERNCES

- [Ref F6.1 - Gainesville, FL PV Rebate Program \(PDF\)](#)
- [Ref F6.2 - Gainesville, FL Solar Water Heater Rebate Program \(PDF\)](#)
- [Ref F6.3 - Gainesville, FL Low Interest Energy Efficiency Loan Program \(PDF\)](#)
- [Ref F6.4 - Gainesville, FL Green Building Program Ordinance \(PDF\)](#)
- [Ref F6.5 - Gainesville, FL Recycling Ordinance \(PDF\)](#)
- [Ref F6.6 - University of Florida Green Building Report \(PDF\)](#)
- [Ref F6.7 - University of Floirda Facilities LEED Program \(PDF\)](#)
- [Ref F6.8 - Sarasota County, FL Green Building Ordinance \(PDF\)](#)
- [Ref F6.9 - Natural Capitalism - Sarasota, FL \(website\)](#)
- [Ref F6.10 - Miami-Dade County, FL Sustainability Initiatives \(website\)](#)
- [Ref F6.11 - Maimi-Dade County, FL Green Building Resolution \(PDF\)](#)
- [Ref F6.12 - Miami-Dade County, FL Recyling Program \(website\)](#)
- [Ref F6.13 - Tallahassee, FL Energy Smart Plus Program \(PDF\)](#)
- [Ref F6.14 - Coconut Creek, FL Green Main Street Article \(PDF\)](#)
- [Ref F6.15 - Menlo Park, CA Climate Action & Recommendations Report \(PDF\)](#)
- [Ref F6.16 - Palo Alto, CA Sustainability Information \(website\)](#)
- [Ref F6.17 - Palo Alto, CA Build It Green Checklist \(PDF\)](#)
- [Ref F6.18 - Pasadena, CA Green Building Program \(PDF\)](#)
- [Ref F6.19 - San Jose, CA Green Vision Document \(PDF\)](#)
- [Ref F6.20 - Santa Monica, CA Sustainable City Plan \(PDF\)](#)
- [Ref F6.21 - Santa Monica, CA Green Building Program \(website\)](#)
- [Ref F6.22 - Santa Monica, CA Green Building Program, Required Practices \(website\)](#)
- [Ref F6.23 - Built Green Santa Barbara, CA \(website\)](#)
- [Ref F6.24 - City and County of San Francisco, CA Green Building Report \(PDF\)](#)
- [Ref F6.25 - San Francisco, CA Green Building Ordinance Summary \(PDF\)](#)
- [Ref F6.26 - Boulder, CO Green Building and Green Points Guideline Booklet \(PDF\)](#)
- [Ref F6.27 - Boulder County, CO Green Building Program \(PDF\)](#)
- [Ref F6.28 - Seattle, WA Climate Action Plan \(PDF\)](#)
- [Ref F6.29 - Portland, OR Office of Sustainable Development \(website\)](#)
- [Ref F6.30 - Portland, OR Recycling Guide \(PDF\)](#)
- [Ref F6.31 - Portland, OR Office of Sustainable Development - Green Building Program \(website\)](#)
- [Ref F6.32 - Portland, OR Office of Sustainable Development - Green Guides \(website\)](#)