

The image features the text "GREEN BUILDING" in a bold, green, sans-serif font. The text is centered horizontally and is flanked by two solid green rectangular bars. The bar on the left is a vertical rectangle, and the bar on the right is a horizontal rectangle. The background is white.

GREEN BUILDING

1. GOVERNMENT LEED POLICY

DESCRIPTION OF MEASURE

The local government has an ordinance or policy that requires all new large buildings owned by the local government to be certified under the Leadership in Energy and Environmental Design for Building Design + Construction (LEED-BD+C) certification standards. Large buildings are defined as buildings that are 5,000 square feet or more. The policy must stipulate that buildings obtain a LEED certification. The specified certification can be one of four certification levels: Certified, Silver, Gold, or Platinum.

DOCUMENTATION REQUIRED FOR CREDIT

A copy of the official ordinance or policy with date of adoption

RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the ordinance or policy and a description of any changes that have occurred since the local government's most recent Green Communities certification. Provide a description of how the policy is being implemented including the number of buildings constructed by the local government since the most recent Green Communities certification, the number that achieved LEED certification, and if any did not achieve LEED certification, please explain how they were exempt from the policy, and any other relevant information that can be provided to explain that this is an actively implemented policy.

Our Achievements

- For Measures 1, 3, and 4 the City of Norcross adopted a Green Building Policy on May 3rd, 2010, signed by Mayor Bucky Johnson that ensures that all new and retrofitted government buildings will be LEED, Energy Star, and/or EarthCraft certified. There have not been any interior renovations or new government buildings under construction since the adoption of this policy.
- New library, that is jointly funded by City of Norcross and Gwinnett County, will be LEED certified and is under construction as of February 2020. The new Police Administration Building is currently out for design proposals with specifications to be LEED certified. These are the two examples to date.

CITY OF NORCROSS

GREEN BUILDING POLICY

1. Purpose

The purpose of this policy is to establish guidelines for the City of Norcross to plan, design, construct, manage, renovate and maintain its facilities and buildings in a sustainable manner. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by reducing the carbon footprint. Green buildings accomplish these goals in three main areas:

- a. by efficiently using energy, water and other resources,
- b. by protecting occupant health and improving employee productivity, and
- c. by reducing waste, pollution and environmental degradation.

Several certification programs and benchmarks exist to rate the sustainability of a building. These are:

- a. United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system and
- b. Environmental Protection Agency and Department of Energy's EnergyStar and EarthCraft Light Commercial programs include guidelines for buildings that are not LEED certified.

The intent of this policy is to ensure that all new buildings constructed by the City of Norcross shall be designed, measured and constructed using these programs.

2. Scope

This policy applies to both new construction and renovations as specified below:

New Construction

- a. The LEED rating system shall be used as guidance for a design and measuring tool to ensure that new construction and renovations are designed and constructed by sustainability in accordance with accepted national standards.
- b. Facilities and buildings over 5000 square feet of occupied space shall be certified under the LEED-NC certification standards. The certification can be Certified, Silver, Gold or Platinum depending upon the most practical application for the project at hand. A recommendation for such certification will be made by the city staff and approved by the Mayor and Council for each project individually.
- c. Facilities and buildings less than 5000 square feet of occupied space are encouraged to be designated LEED-NC certified. However, if LEED-NC certification is not feasible in the judgment of the city staff and the Mayor

and Council per the exceptions in Section 3, smaller buildings must be certified using Energy Star or EarthCraft Light Commercial standards.

Renovations

- a. Facilities and buildings requiring greater than 50% of space or occupants to be remodeled would be LEED-NC (New Construction).
- b. Facilities and buildings requiring less than 50% of space or occupants to be remodeled would be LEED-EB (Existing Building).

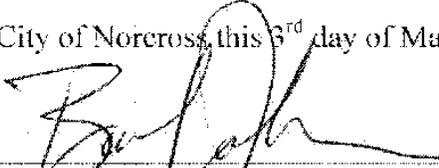
3. Exceptions

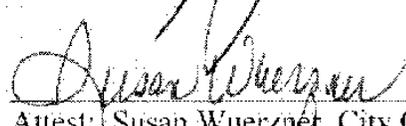
- a. Historically designated building with design considerations which limit the inclusion of green materials or building techniques to maintain the historical character.
- b. Buildings or projects for which achieving LEED certification would increase the costs by 20% or more such that the project is no longer financially feasible. Examples are development on brownfield sites, sites with no infrastructure or historic preservations sites.
- c. No practical green alternative exists for the particular project or improvement.
- d. If a Return On Investment (ROI) analysis does not indicate this is a reasonable and prudent business decision.

4. Responsibility

The responsibility to ensure implementation of this policy is delegated to the City Manager and city staff.

Adopted by Mayor and Council of the City of Norcross, this 3rd day of May, 2010.


Bucky Johnson, Mayor


Attest: Susan Wuerzner, City Clerk



2. GOVERNMENT LEED BUILDING

DESCRIPTION OF MEASURE

The local government owns a building with a certification from any of the following Leadership in Energy and Environmental Design (LEED) Rating Systems.

- Interior Design + Construction (ID+C)
- Building Design + Construction (BD+C)
- Building Operations + Maintenance (O+M)

DOCUMENTATION REQUIRED FOR CREDIT

A copy of the LEED certificate or letter documenting the building's LEED certification

RECERTIFICATION SUBMISSION REQUIREMENTS

Provide an updated list of the LEED certified buildings owned and operated by the local government, including the date and level of certification, and address (including street and zip code).

Response

The City of Norcross is not pursuing points for this measure at this time.

3. ENERGY STAR - EARTHCRAFT POLICY

DESCRIPTION OF MEASURE

The local government has an ordinance or policy to require that all new buildings owned by the local government, that are not Leadership in Energy and Environmental Design (LEED) certified, receive a certification under the ENERGY STAR Program or EarthCraft Light Commercial.

DOCUMENTATION REQUIRED FOR CREDIT

A copy of the official ordinance or policy with date of adoption

RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the ordinance or policy and a description of any changes that have occurred since the local government's most recent Green Communities certification. Provide a description of how the policy is being implemented including the number of buildings constructed by the local government since the most recent Green Communities certification, the number that achieved ENERGY STAR or EarthCraft certification, and if any did not achieve ENERGY STAR or EarthCraft certification, please explain how they were exempt from the policy.

Response

- The ENERGY STAR - EarthCraft Policy has been included in the Green Building Policy. (See Section 1.b.b of the Green Building Policy, attached to Measure 1)
- “Several certification programs and benchmarks exist to rate the sustainability of building. These are:
 - United States Green Building Council's LEED rating system and,
 - ENERGY STAR and EarthCraft Commercial programs include guidelines for buildings that are LEED certified.”

4. ENERGY STAR - LEED RENOVATION POLICY

DESCRIPTION OF MEASURE

The local government has an ordinance or policy to require all buildings owned by the local government that undergo renovations to be certified by ENERGY STAR or follow the proper Leadership in Energy and Environmental Design (LEED) rating program. LEED offers two programs for renovations. LEED-Building Design + Construction (BD+C) is best for renovations that affect over 50 percent of the building's space or occupants, while LEED-Interior Design + Construction (ID+C) or LEED Operations + Maintenance (O+M) is best for buildings that affect less than 50 percent of the space or occupants. The ENERGY STAR certification is based on the building size and type.

DOCUMENTATION REQUIRED FOR CREDIT

A copy of the official ordinance or policy with date of adoption

RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the ordinance or policy and a description of any changes that have occurred since the local government's most recent Green Communities certification. Provide a description of how the policy is being implemented including the number of buildings renovated by the local government since its most recent Green Communities certification, the number that achieved ENERGY STAR or LEED certification, if any did not achieve ENERGY STAR or LEED certification please explain how they were exempt from the policy, and any other relevant information that can be provided to explain that this is an actively implemented policy.

Response

- The ENERGY STAR - LEED Renovation Policy has been included in the Green Building Policy. (See Section 2: Renovations - of the Green Building Policy, attached to Measure 1)

- "Renovations
 - Facilities and buildings required greater than 50% of space or occupants to be remodeled would be LEED-NC (New Construction).
 - Facilities and buildings required less than 50% of space or occupants to be remodeled would be LEED-EB (existing building)."

5. COMMUNITY GREEN BUILDING INCENTIVES

DESCRIPTION OF MEASURE

The local government has an ordinance or policy that offers incentives for builders to seek green building certifications such as Leadership in Energy and Environmental Design (LEED), EarthCraft, and ENERGY STAR. These incentives can be an expedited review process, reduced or waived development fees, density bonuses, or other incentives.

DOCUMENTATION REQUIRED FOR CREDIT

- A copy of the official ordinance or policy with date of adoption
- Documentation on how the incentive will be implemented

RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the ordinance or policy and a description of any changes that have occurred since the local government's most recent Green Communities certification. Provide a description of how the policy is being implemented, including the number of projects constructed in the jurisdiction since the local government's most recent Green Communities certification and how many of these projects utilized the incentives offered through the policy to achieve a green building certification.

OUR ACHIEVEMENTS

- The 2019 Rewrite of our Unified Development Ordinance includes incentives for density bonuses, green building materials, and structured parking along the Buford Highway corridor. (Please reference section 201-23 of the UDO, attached).
- There have not been any projects to utilize these incentives as of yet.

- c. Museum
- d. Art galleries, art centers and similar uses
- e. College, university, community college – Including associated facilities such as dorms, offices, athletic fields, etc.

7. Mixed-use

- a. Mixed-use as defined in Chapter 100, Article II.

E. BH Special Permit Uses

The following uses shall be considered Special Permit Uses in this district. Supplemental regulations for uses are in Article II, Supplemental Use Standards, as applicable.

1. Residential – Miscellaneous, Lodging, Rooms for Rent

- a. Hotel

2. Sales and Rental of Goods, Merchandise and Equipment

- a. Fuel sales
- b. Any retail establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district

3. Services – Office, Clerical, Repair, Research and Personal – Not Primarily Related to the Sale of Goods or Merchandise

- a. Any service establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district

4. Storage and Parking

- a. Automobile parking garage
- b. Standalone parking
- c. Landscaping services

5. Miscellaneous Semi-Public Facilities and Utilities

- a. Telecommunications antenna
- b. Telecommunications tower

F. BH Accessory Uses

Supplemental regulations for accessory uses are in Chapter 200, Article II, Supplemental Use Standards, as applicable.

G. BH Residential Density Bonus Incentive

1. Structured Parking

A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus and additional 10 percent density bonus if providing Electric Vehicle charging stations for 5% of the parking spaces are provided, with a minimum of 5 charging stations.

2. Green Building Materials

A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the Green Building Alliance or LEED, or site components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:

- a. Green roof components
- b. Roof mounted solar panels
- c. Cool roofing materials
- d. Energy efficient windows
- e. Rain gardens or bio-swales
- f. Geothermal
- g. Permeable pavement
- h. Native planting
- i. Stormwater planters
- j. Parking lot run-off landscaping

3. Calculation of density bonuses

- a. Density bonuses are applied to the maximum residential density.
- b. A density bonus is rounded up on the half, 0.5, unit or above.
- c. A Structured Parking Bonus and a Green Building Materials Bonus may be combined for a maximum 75 percent increase to the maximum residential density.

6. COMMUNITY GREEN AFFORDABLE HOUSING INCENTIVES

DESCRIPTION OF MEASURE

The local government has an ordinance or policy that offers incentives specifically for affordable and workforce housing entities to seek green building certifications like Leadership in Energy and Environmental Design (LEED) for Homes, EarthCraft House, EarthCraft Multifamily, and ENERGY STAR. Affordable housing is defined by the U.S. Department of Housing and Urban Development (HUD) as housing that costs no more than 30 percent of a household's monthly income, including the monthly mortgage payment and housing expenses for a homeowner. These incentives can be an expedited review process, reduced or waived development fees, density bonuses, or other incentives.

DOCUMENTATION REQUIRED FOR CREDIT

- A copy of the official ordinance or policy with date of adoption
- Documentation on how the incentive will be implemented

RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the ordinance or policy and a description of any changes that have occurred since the local government's most recent Green Communities certification. Provide a description of how the policy is being implemented, including the number of affordable housing developments constructed in the jurisdiction since the local government's most recent Green Communities certification and how many of these developments utilized the incentives offered through the policy to achieve a green building certification.

OUR ACHIEVEMENTS

The City of Norcross will not pursue this measure.

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