

APPENDIX A. SARASOTA GREEN BUILDING RESOLUTION (SARASOTA, FL)

RESOLUTION NO. 2005 048
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

BOARD RECORDS
FILED FOR RECORD

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A Resolution of The Board of County Commissioners of Sarasota County, Florida which demonstrates a substantial commitment on the part of Sarasota County (herein referred to as the "County"), to finance, plan, design, construct, manager, renovate, commission, maintain, and deconstruct County facilities in accordance with sustainable building standards.

Whereas, the County has already demonstrated its commitment to sustainable principles, practices, and technologies through the County's Sustainability Resolution No. 02-119; and

Whereas, the County is a member of the U.S. Green Building Council, The United States Department of Energy's Rebuild America Program, the United States Environmental Protection Agency's ENERGY STAR ® program and the Florida Green Building Coalition, all of which advocate for high performance buildings; and

Whereas, The U.S. Green Buildings Council (USGBC) has developed the Leadership in Energy and Environmental Design (LEED) rating system that is a voluntary, consensus based certification program for design of sustainable buildings. LEED buildings conserve materials, energy, water and other natural resources as well as provide occupants with healthier and more productive interior environments; and

Whereas, high performance sustainable building and development is a means of balancing economic development with the preservation of quality of life; and

Whereas, the County has set an example and demonstrated its commitment and leadership through high performance design and construction beginning with the Florida House Learning Center, the Twin Lakes Park Green Office Complex, the North County Library, and obtaining and ENERGY STAR rating for the Judicial Center; and

Whereas, private entities within Sarasota County are voluntarily building high performance or "green" sustainable buildings, beginning with the Kimal Lumber Company Learning Center, the Whole Foods Market, and the Gulf Coast Girl Scout Council Campus; and

Whereas, architects, developers, and builders within Sarasota County are voluntarily making the commitment to design and construct to green building standards beginning with Schroeder Manatee Ranch (SMR) - Lakewood Ranch, Westwater Construction, Inc. (WCI) Communities, and The Granada; and

Whereas, high performance buildings provide occupants and visitors with a healthier and more productive environment and this increase in worker productivity can produce enormous economic benefits, as worker salaries are historically an organizations largest expense; and

Whereas, the County commits to high performance building practices that protect the quality of our air, water and other natural resources; provide employees and the public with safe and healthy indoor environments minimize our ecological footprint; reduce operating and maintenance costs over the life of the building; and serve as a model to others.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, in public meeting assembled:

That shall be the policy of the COUNTY to finance, plan, design, construct, manage, renovate, commission, maintain and deconstruct its facilities and buildings to be sustainable. It is the County's intent that all buildings constructed or owned meet the highest level of high performance building certification feasible, not merely the minimum level of USGBC LEED, Florida Green Building Coalition Green Buildings certification, or any comparable performance criterion.

That any type of new COUNTY building or facility that is not applicable to the USGBC LEED Rating System shall at a minimum incorporate the USGBC LEED checklist into the planning and construction of the facility.

That all major renovations and remodels performed on COUNTY buildings or facilities incorporate sustainable design and construction guidelines in the form of the USGBC LEED Certification or another comparable certification standard is available for existing buildings.

The COUNTY will encourage voluntary green building through a "Green Building Program" as described in this resolution.

The COUNTY will be a leader in environmental design and construction in order to ensure the future property and resource independence of the community, and to lay the foundation for environmentally, socially and economically sustainable development throughout the county and state.

Sarasota County Green Building Program

Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

- a) "County" means the Sarasota County, Florida;
- b) "County Commission" means the Board of County Commission of Sarasota County, Florida;
- c) "County-owned civic or office construction project" means County owned buildings; providing a public gathering place or office facilities;
- d) "construction" means any project associated with the creation, development, or erection of any building eligible for the Program;

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- e) "FGBC" means the Florida Green Building Coalition;
- f) "green building" means generally the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials;
- g) "GHDS" means the Green Home Designation Standard of the Florida Green Building Coalition;
- h) "LEED" means the most recent edition of the Leadership in Energy and Environmental Design Green Building Rating System, of the United States Green Building Council;
- i) "private" means property not owned by the County of Sarasota, Florida;
- j) "Program" means the Sarasota County Green Building Program;
- k) "program certification" means the final designation awarded to a program participant for satisfying all requirements associated with the Program for a particular project;
- l) "program participant" means any person or entity seeking program certification for a particular project;
- m) "project" means any construction associated with the creation, development, or erection of any building eligible for the Program;
- n) "Project Application Form" means the form submitted to the Inspection and Permitting Services indicating that a program participant is interested in participating in the Program for a particular project;
- o) "sub-program" means any construction covered by the Program;
- p) "USGBC" means the United States Green Building Council

Intent and Purpose

The purpose of the Program shall be to provide the Sarasota County community with a certification-based "green building" program. It is expected that the County owned civic or office construction projects will follow the program guidelines. This Program will be voluntary for all others. This program will promote sustainable and environmentally-friendly design and construction practices.

Designation of Responsibility for Administration and Implementation.

The Program shall be administered by the Planning & Development Services Business Center, Inspections & Permitting Services, which shall be responsible for:

- a) Funding the Program through annual funds budgeted and appropriated by the Board of County Commission;
- b) Marketing the Program to the Sarasota County community by any reasonably effective means, including but not limited to print advertising, press releases, television advertising, or advertising in monthly mailers;
- c) Developing any appropriate or necessary application procedures, including but not limited to, the Program Application Form;
- d) Providing an incentive award to any program participant who has successfully satisfied the requirements associated with that incentive; and
- e) Resolving any disputes that may arise from implementing the Program.

Program.

- a) For all non-county projects, the Program shall be voluntary.
- b) For any County-owned civic or office construction project, the County is expected to participate in the Program unless the Board of County Commissioners determines that the cost (e.g. time, function, or funding) associated with participating in the Program significantly outweighs the benefits,
- c) The County Administrator or designee shall develop policies and procedures to implement the Green Building Program.

Scope

The Program shall be administered on a per-unit basis. For the purpose of this section of the Program "per-unit" means each unit built, except that any multi-family dwelling or similarly clustered structure may be counted as one unit, as determined by the County Administrator or designee.

Coverage

The Program shall be comprised of the following sub-programs:

- a) New residential construction;
- b) Residential retrofitting/remodeling;
- c) New commercial/non-county construction, not including any expansions or remodeling;
- d) County-owned civic or office construction, including any major expansions or remodeling.

Standards

The Program shall be administered using standards developed by Sarasota County for certification of retrofitting/remodeling of existing residential units and standards developed by 1) the Florida Green Building Coalition (FGBC) and 2) the U.S. Green Building Council (USGBC) for certification of all other building certifications. These standards shall apply to each sub-program as follows:

- a) GHDS. For any program participant seeking program certification for new residential construction the program participant must satisfy all of the requirements associated with the current Green Home Designation Standards (GHDS) of the FGBC, including but not limited to, any monetary or certification requirements. For the purpose of this section of the Program, "current" means at the time a program participant submits a Project Application Form with the Inspections & Permitting Services.
- b) LEED. For any program participant seeking program certification for new commercial/non-county construction or new county civic or office construction, the program participant must satisfy all of the requirements associated with the most current USGBC LEED standard, including but not limited to any monetary or certification requirements.

- c) Review. For the purpose of this section of the Program, a program participant shall be bound by the standard designated for a particular sub-program unless the program participant both requests, to be certified under a more current version of a designated standard and the request is approved by Inspections & Permitting Services.

Incentives

The Program shall consist of incentives designed to encourage the use of the Program.

- a) All sub-programs. For any program participant seeking program certification for new residential construction, residential retrofitting/remodeling, new commercial/non-county construction or new County owned civic or office construction, the County's Development Services Fund 102 shall provide the following incentives:
- 1) Fast-track permitting for building permits;
 - 2) Reduced building permit fee, which shall equal fifty percent, up to a maximum of \$1,000 of the building permit fee subject to availability of funds;
 - 3) No person or entity shall receive more than \$5,000 in permit fee refunds;
 - 4) A maximum of \$50,000 per year shall be spent on building permit fee refunds;
 - 5) Final project designation by the County.
- b) Marketing for all sub-programs. For any program participant seeking program certification for new residential construction, residential retrofitting/remodeling new commercial/non-county construction, or new county owned civic or office construction projects, the County shall provide the following marketing incentives, including but not limited to:
- 1) The erection of building site signs designating a project under the Program;
 - 2) The inclusion of program participants on a County webpage dedicated to the Program;
 - 3) The creation of promotional packages, such as a program logo for a program participant's advertisements or brochures;
 - 4) Press releases; and
 - 5) Information about available financial programs, including but not limited to those associated with Fannie Mae/Freddie Mac.
- c) Green Building Award. For the purpose of publicly recognizing outstanding commitment to "green building" the Program shall provide for an award called the "Green Building Award" to be awarded annually by the Board of County Commissioners to one program participant in each sub-program.

Certification

A project shall be subject to certification by a qualified third party or County employee who has been trained and certified as a Green Home Certifying Agent or LEED Accredited Professional. For the purpose of this section of the Program, "third party" means any person or entity authorized by the FGBC or the USGBC to verify that a program participant has satisfied any or all of the requirements associated with the standard designated for a particular project.

Training

Inspections & Permitting Services shall conduct at least one training workshop per year for the purpose of educating potential or current program participants about the Program.

Program review

- a) Staff review. Inspections & Permitting Services shall initiate a review of the Program as necessary to determine the need for change in the program to increase its effectiveness.
- b) Frequency. The program shall be subject to review one year after the effective date of this resolution and thereafter at a frequency of no more than once per year.
- c) Purpose. The purpose of reviewing the Program includes but is not limited to updating program incentives, recommending program or market changes, reviewing suggestions made by program participants, and annually awarding the Green Building Award.

This resolution shall become effective on March 15, 2005.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA THIS 15th DAY OF March, 2005.

ATTEST:

KAREN E. RUSHING, Clerk of the
Circuit Court and Ex-Officio Clerk of the
Board of County Commissioners of
Sarasota County, Florida

BY: Paula J. Ellertman
Deputy Clerk

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

BY: James H. Mearns
Chairman