

CITY OF DECATUR UNIFIED DEVELOPMENT ORDINANCE

Section 10.1.6 - High Performance
Building Standards
September 14, 2015

AGENDA

Introductions

What, when, and why?

Applicability

Accepted Building Standards

City requirements for Commercial Interior Fit-Out
and New Construction

Discussion

Survey

INTRODUCTIONS

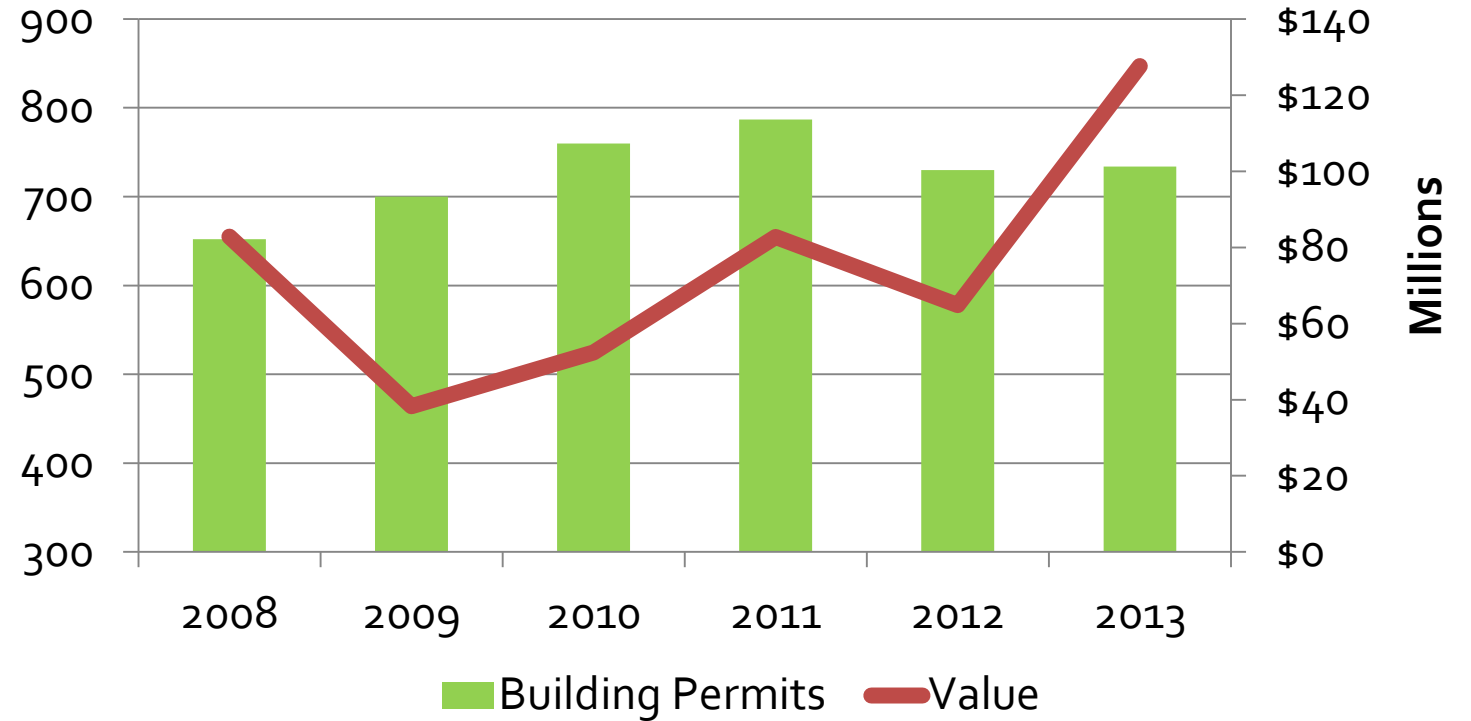
WHAT AND WHEN?

- **What?** City of Decatur recently passed a unified development ordinance (UDO) requiring green building certification for all new buildings and most renovations — both residential and commercial.
- **When?** November 9, 2015

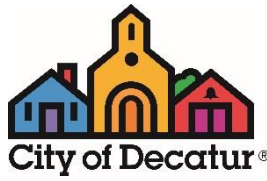


WHY?

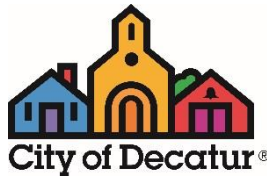
The High Performance Building Standard was adopted to move the City and its residents into a more sustainable, better building quality, and create an overall improvement to the quality of human life.



THE CITY'S BUILDINGS ARE GOING GREEN TOO!



APPLICABLE TO:



Single-Family/Two-Family Residential	Multifamily Residential	Commercial & Public (>3,000 sq.ft.)
New construction	New construction	New construction
Substantial improvement*	Substantial improvement*	Substantial improvement where gross floor area of project exceeds 10% of total building gross floor area

Substantial improvement: any combination or repairs, reconstruction, alteration or improvements to a building where the cost of the construction exceeds 50% of the fair market value of the structure prior to improvement.

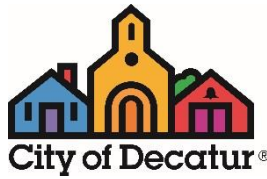
* Pending results of pilot study

COMMERCIAL INTERIOR FIT-OUT

Commercial Interior fit-out “triggers”:

- 1) Any new building greater than 3,000 sq. ft.
- 2) Any substantial improvement to any building: : **where gross floor area of project exceeds 10% of total building gross floor area**

ACCEPTED BUILDING STANDARDS



Single-Family/Low-rise Residential	Multifamily/Mixed Use Residential	Commercial & Public (>3,000 sq.ft.)
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DESIGN AND CONSTRUCTION TEAM REQUIREMENTS

All Certification Standards:

GC – required to be EarthCraft Builder for EC Multi-Family only

Architects – No requirements

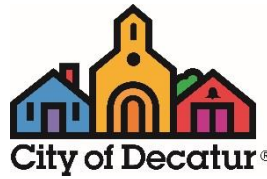
Energy model: required for LEED only

Commissioning: required for LEED only

*All information should be included within construction documents.

** All requirements are subject to change during planning process.

LEED: LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



- Internationally recognized and developed by the USGBC
- Points based system with 4 levels of certification
- Provides framework for design, construction, operations and maintenance
- Integrated design process
- Flexible to all building types –New Construction, Commercial Interiors, Core & Shell



EARTHCRAFT

- Designed and developed by Southface for the Southeastern states' hot and humid climate
- Points based system with 3 levels of certification
- Provides framework for design and construction
- Performance Based
- No Energy Model Required
- Flexible for all building types and scope – up to 50,000 SF



GREEN GLOBES

- Developed and administered by Green Building Initiative
- Flexible to all commercial construction
- More self directed, therefore requires a higher level of certification
- 3 Globes Certification Level Required
- Energy Modeling is required
- Requires an on site review by a GG Assessor.



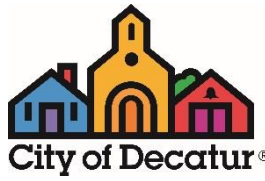
A STEP BY STEP APPROACH TO COMPLIANCE

1. Choose a high performance building standard that works the best with your project.
2. Schedule a pre-application meeting with city of Decatur DEC staff.
3. Determine what you will need to reach certification.
4. Register your project with the certification body of your choosing.

A STEP BY STEP APPROACH TO COMPLIANCE

5. Follow the requirements of your chosen green building certification program.
6. Refer to the High Performance Building Flowchart to ensure that you have all documentation required in at the proper time.

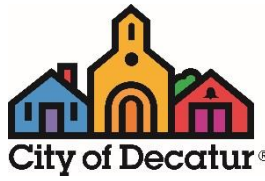
PERMITTING STAGE CITY REQUIREMENTS



LEED: Documentation Required at Permitting

- Project Registration Receipt from the US Green Building Council
- A copy of the Signed Contract with a LEED Administrator
- GC LEED requirements included in the CD's
- A preliminary LEED Scorecard

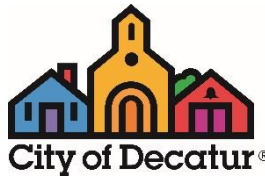
PERMITTING STAGE CITY REQUIREMENTS



Earth Craft Light Commercial: Documentation Required at Permitting

- Project Registration Confirmation
- Preliminary ECLC Worksheet
- Signed COMCheck forms for Envelope, HVAC, Lighting
- Provide verifier information

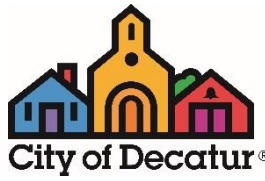
PERMITTING STAGE CITY REQUIREMENTS



Green Globes: Documentation Required at Permitting

- Project Registration Confirmation for 3 Globes Certification level
- Completed Green Globes Questionnaire
- Provide assessor information

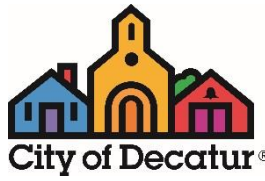
CONSTRUCTION STAGE CITY REQUIREMENTS



All Programs

- The 3rd party verifier will indicate on the building permit and set of plans the completion of each phase of the verification process.
- See the flowchart for each certification program for details.

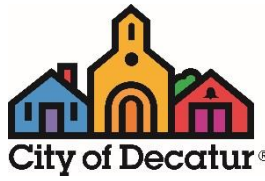
CERTIFICATE OF OCCUPANCY STAGE CITY REQUIREMENTS



LEED: Documentation Required at CO

- At minimum, Final Design Review comments from USGBC (Construction Review comments if available)
- Affidavit confirming post-construction certifications will be achieved from:
 - LEED Provider
 - General Contractor
- Post CO compliance certification document

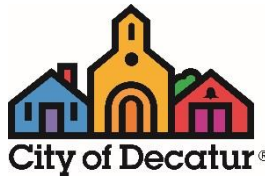
CERTIFICATE OF OCCUPANCY STAGE CITY REQUIREMENTS



Earth Craft Light Commercial: Documentation
Required at CO

- Final Certification Certificate

CERTIFICATE OF OCCUPANCY STAGE CITY REQUIREMENTS



Green Globes: Documentation Required at CO

- Final Certification Certificate

HOTLINE & RESOURCES

City of Decatur Ordinance Hotline and Website:

404-604-3674

[HPBS Website](#)

Useful resources:

[LEED Certification](#)

[EarthCraft Certification](#)

[NGBS Certification](#)

[Green Globes Certification](#)

DISCUSSION

We would like to know about your experiences working on sustainable building projects.