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:

<table>
<thead>
<tr>
<th></th>
<th>Single-Family/Two-Family Residential</th>
<th>Multifamily Residential</th>
<th>Commercial &amp; Public (&gt;3,000 sq.ft.)</th>
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<tbody>
<tr>
<td>New construction</td>
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<tr>
<td>Substantial improvement*</td>
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<td>Substantial improvement where gross floor area of project exceeds 10% of total building gross floor area</td>
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**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

<table>
<thead>
<tr>
<th>Single-Family/Low-rise Residential</th>
<th>Multifamily/Mixed Use Residential</th>
<th>Commercial &amp; Public (&gt;3,000 sq.ft.)</th>
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</thead>
<tbody>
<tr>
<td><img src="image1" alt="National Green Building Standard" /></td>
<td><img src="image2" alt="EarthCraft" /></td>
<td><img src="image3" alt="LEED" /></td>
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<td><img src="image4" alt="LEED for Homes" /></td>
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<td><img src="image5" alt="Green Globes" /></td>
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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.
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.
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
Earth Craft Light Commercial: Documentation Required at Permitting

- Project Registration Confirmation
- Preliminary ECLC Worksheet
- Signed COMCheck forms for Envelope, HVAC, Lighting
- Provide verifier information
Green Globes: Documentation Required at Permitting

- Project Registration Confirmation for 3 Globes Certification level
- Completed Green Globes Questionnaire
- Provide assessor information
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.
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
Earth Craft Light Commercial: Documentation Required at CO

- Final Certification Certificate
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
We would like to know about your experiences working on sustainable building projects.