



*Promoting Green Buildings
Overview of State/Local
Programs*

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Where Communities Begin

- ✧ Why communities create green building programs
- ✧ Community considerations for a green building ordinance
- ✧ Examples



Let's start here.....

✧ **Why communities create green building programs**

✧ Community considerations for a green building ordinance

✧ Examples

WHY NOW?

✧ **July 2007, U.S. Conference of Mayors' Climate Protection Agreement,**
committing their cities by 2012 to reduce greenhouse gas emissions by 7 % compared with 1990 levels.

✧ **Celebrity status!**





Economic Benefits of Green Buildings

- ✧ Reduce operating costs
- ✧ Enhance asset value and profits
- ✧ Optimize building performance
- ✧ Improve public image of community



Environmental Benefits of Green Buildings

- ✧ Conserve natural resources in production and operation
- ✧ Improve air quality manage stormwater
- ✧ Reduce solid waste
- ✧ Protect ecosystems and biodiversity
- ✧ Create less solid waste
- ✧ Reuse of materials
- ✧ May use renewable energy



Human Health Benefits of Green Buildings

- ✧ Improve indoor air quality
- ✧ Enhance occupant health and comfort
- ✧ Improve employee productivity
- ✧ Decrease exposure to toxics
- ✧ Connect staff to the outdoors



Why consider a green building program?

- ✧ **Save money in civic building operations**
(PA Rate Cap expires 2011)
- ✧ Economic growth and opportunity
- ✧ Public health and safety
- ✧ Reduced impact on infrastructure
- ✧ Greenhouse gas reduction
- ✧ Reduce cost for taxpayers
- ✧ Lead by example to others



A Green Building Program...

is a subset to a
community's

**Sustainability
Vision**



Let's Continue....

- ✧ Why communities create green building programs
- ✧ **Community considerations for a green building program**
- ✧ Examples



Two approaches to creating green building policy

✧ Civic green
building
program

✧ New
development
green buildings
program



Civic green building program

✧ **Leading by example**

✧ If we can achieve certification for our own civic buildings – a trend is set for others to follow

✧ **High performing buildings benefit the Community**

✧ **More control over actions and accomplishments**



Green building programs for new development - things to consider...

- ❖ Inventory existing policies, programs, codes
i.e. LEED, Green Globes
- ❖ Analyze current and projected building trends
- ❖ Evaluate and amend existing guidelines and programs
- ❖ Stakeholder outreach
- ❖ Governmental mechanics of how to implement a successful program



Options for green building program for new development

✧ Permitting

✧ Financial

✧ Density and height bonus



Implementation Steps

- ✧ Adopt green building ordinance
- ✧ Phasing the components
- ✧ Train staff
- ✧ Provide source of funding for marketing and incentives
- ✧ Prepare for future revisions and improvements



Finally....

- ✧ Why communities create green building programs
- ✧ Community considerations for a green building ordinance
- ✧ **Examples**



Across the Nation....

- **LEED the most popular benchmark**
- **LEED standards now exist in 44 states and 172 localities**





In the Region.....

✧ Arlington, Virginia

✧ Babylon, New York

✧ Cranford, New Jersey



In Pennsylvania.....

- ✧ **Philadelphia** – E.O.1-07 any city project of 10,000 ft³ LEED silver 20% energy reduction.
- ✧ **West Chester Borough** – Design to ENERGY STAR
- ✧ **Doylestown Borough** – Green Points Program
- ✧ **Commonwealth of Pennsylvania** - ?



***Learn more about green building
ordinances at February 24th
Workshop, Cheltenham, PA.***

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