

PART II - CODE OF ORDINANCES  
Chapter 6 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I.5. - GAINESVILLE GREEN BUILDING PROGRAM

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**Sec. 6-5. - 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.

*City* means the City of Gainesville, Florida.

*City commission* means the City Commission of the City of Gainesville, Florida.

*City-owned civic or office construction project* means city-owned buildings providing a public gathering place or office facilities.

*Construction* means any project associated with the creation, development, or erection of any building eligible for the program.

*FGBC* means the Florida Green Building Coalition.

*GHDS* means the Green Home Designation Standard of the Florida Green Building Coalition.

*Green building* means generally the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials.

*Independent or independent of the city* means not employed by, or acting as agents of, the city.

*L.E.E.D. 2.0* means the Leadership in Energy and Environmental Design Rating System, Version 2.0, of the U.S. Green Building Council.

*Municipal* means owned by the city.

*Private* means property not owned by the city.

*Program* means the city green building program.

*Program certification* means the final designation awarded to a program participant for satisfying all requirements associated with the program for a particular project.

*Program participant* means any person or entity seeking program certification for a particular project.

*Project* means any construction associated with the creation, development, or erection of any building eligible for the program.

*Project application form* means the form submitted to the building inspection department indicating that a program participant is interested in participating in the program for a particular project.

*Sub-program* means any area of construction covered by the program.

*USGBC* means the U.S. Green Building Council.

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-6. - Intent and purpose.**

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

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-7. - Designation of responsibility for administration and implementation.**

The program shall be jointly administered by the building inspection department and city regional utilities, which shall be responsible for:

- (1) Funding the program through annual funds budgeted and appropriated by the city commission;
- (2) Marketing the program to the Gainesville community by any reasonably effective means, including but not limited to print advertising, press releases, television advertising, or advertising in monthly mailers;
- (3) Developing any appropriate or necessary application procedures, including but not limited to, the program application form;
- (4) Providing an incentive award to any program participant who has successfully satisfied the requirements associated with that incentive; and
- (5) Resolving disputes that may arise from implementing the program.

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-8. - Program.**

- (a) For all non-city projects, the program shall be voluntary.
- (b) For any city-owned civic or office construction project, the city is expected to participate in the program unless the city commission determines that the cost (e.g., time, function, or funding) associated with participating in the program significantly outweighs the benefits of participating in the program to the city.
- (c) The city manager and the general manager for utilities or their designees shall develop policies and procedures to implement the green building program.

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-9. - 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 count as one unit, as determined by the city manager or general manager for utilities or their designee(s).

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-10. - Coverage.**

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

- (1) New residential construction;
- (2) Residential retrofitting/remodeling;
- (3) New commercial/non-city construction, not including any expansions or remodeling; and
- (4) City-owned civic or office construction, not including any expansions or remodeling.

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-11. - Standards.**

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

- (1) *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 Standard 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 building inspection department. A set of standards developed by the city will be used for certification of residential retrofitting/remodeling.
- (2) *L.E.E.D. 2.0*. For any program participant seeking program certification for new commercial/non-city construction or new municipal civic or office construction, the program participant must satisfy all of the requirements associated with the L.E.E.D. 2.0, including but not limited to any monetary or certification requirements.
- (3) *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 the city department responsible for administering the particular program.

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-12. - Incentives.**

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

- (1) *All sub-programs*. For any program participant seeking program certification for new residential construction, residential retrofitting/remodeling, new commercial/non-city construction, or new city owned civic or office construction, the city's general government shall provide the following incentives:

- a. Fast-track permitting for building permits.
  - b. Reduced permitting fee, which shall equal 50 percent of the fee required for a non-program participant, subject to availability of funds; if program participant is building in a designated enterprise zone, then the reduced permitting fee shall be 50 percent off the usual permitting fee in the enterprise zone.
  - c. For one and two-family residential projects, there shall be reduced building permit fee, which shall equal 75 percent of the fee required for a non-program participant.
  - d. For all projects other than one and two-family residential projects, there shall be a reduced development plan review fee, which shall equal 50 percent of the fee required for a non-program participant.
- (2) *Sub-program of retrofitting/remodeling.* Any program participant meeting program certification criteria for multi-family residential retrofitting/remodeling, shall be eligible for the following incentives provided by GRU.
- a. A cash renovation incentive, subject to availability of funds; and
  - b. A solar water heater incentive, subject to availability of funds and meeting other solar rebate program requirements.
- (3) *Marketing for all sub-programs.* For any program participant seeking program certification for new residential construction, residential retrofitting/remodeling, new commercial/non-municipal construction, or new city owned civic or office construction projects, the city's general government shall provide the following marketing incentives, including but not limited to:
- a. The erection of building site signs designating a project under the program;
  - b. The inclusion of program participants on a city webpage dedicated to the program;
  - c. The creation of promotional packages such as a program logo for a program participant's advertisements or brochures;
  - d. Press releases; and
  - e. Information about available financial programs, including but not limited to, those associated with Fannie Mae/Freddie Mac.
- (4) *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 city's general government to one program participant in each sub-program.

(Ord. No. 001835, § 1, 10-14-02; Ord. No. 060378, § 1, 1-8-07)

### **Sec. 6-13. - Certification.**

The program shall be subject to certification by a qualified third party who has been trained and certified as a green building rater. 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.

(Ord. No. 001835, § 1, 10-14-02)

### **Sec. 6-14. - Training.**

The building inspection department in conjunction with FGBC shall conduct at least one training workshop per year for the purpose of educating potential or current program participants about the program.

(Ord. No. 001835, § 1, 10-14-02)

**Sec. 6-15. - Program review.**

- (a) *Staff review.* The building inspection department shall initiate a review of the program with the assistance of GRU as necessary to determine the need for changes in the program to increase its effectiveness.
- (b) *Frequency.* The program shall be subject to review one year after the effective date of this ordinance 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 marketing changes to the city, reviewing suggestions made by program participants, and annually awarding the green building award in accordance with [section 6-12\(d\)](#) of the program.

(Ord. No. 001835, § 1, 10-14-02)