

STATE OF GEORGIA

FULTON COUNTY

April 22, 2013

**RESOLUTION TO ESTABLISH A VOLUNTARY BUILDING GREEN POLICY  
TO SUPPORT THE BUILDING GREEN INCENTIVE PROGRAM AND  
THE USE OF COMMUNITY SOLAR ELEMENTS**

*WHEREAS*, the Mayor and Council of the City of Roswell are the governing authority of the city of Roswell; and

*WHEREAS*, the governing authority of the City of Roswell is authorized to set standards and regulations within the City of Roswell; and

*WHEREAS*, the United States Green Building Council has created a variety of rating systems to address multiple areas of construction, such as existing buildings and commercial interiors, collectively referred to as the LEED Rating System (Leadership in Energy and Environmental Design) that identifies a range of actions and performance measures that defines green buildings through qualification and quantification criteria and provide a third party verified certification process for such buildings; and

*WHEREAS*, the Greater Atlanta Home Builders and Southface Energy Institute have created a regionally specific family of green building, remodeling and development certification programs under the EarthCraft label to assist builders of homes, multi-family buildings, renovations, communities, and light commercial facilities to save energy and water, meet strict indoor environmental quality standards and conserve natural resources, that identify a range of guidelines and standards to meet green building goals through qualification and quantification criteria and provide a third party verified certification system for such building projects; and

*WHEREAS*, the US Environmental Protection Agency (EPA) has developed ENERGY STAR certified National Programs to provide certification to new or substantially rehabilitated single family, multifamily and buildings which are designed to save energy, that offer a features-based Prescriptive Path and a modeling-based Performance Path and which require third-party verification by qualified professionals to ensure that all program requirements have been met; and

*WHEREAS*, the US Environmental Protection Agency (EPA) has developed WaterSense certification for new homes. Watersense is a program developed by EPA to label products that are 20 percent more water efficient than the average usage of products in like categories. WaterSense labeled new homes are designed to reduce residential water use indoors, as well as outdoors, compared to typical new homes; and

*WHEREAS*, the National Green Building Standard is a collaborative effort of the National Association of Home Builders (NAHB) and the International Code Council and is approved by the American National Standards Institute with certification programs for green building, remodeling and development having specific paths for single- family new home construction, multi-unit buildings, additions, and renovations focusing on healthy homes, lower operating costs and sustainable lifestyle, that identify a range of actions and performance measures that defines green building goals through qualification and quantification criteria and provide a third party verified certification process for such projects; and

*WHEREAS*, Mayor and City Council adopted the *2030 Comprehensive Plan* in 2010 demonstrating its commitment to provide a regulatory and planning foundation to protect the City's environmental resources and the *2030 Comprehensive Plan* establishes guiding principles, goals, objective and policies that promote sustainability; and

**WHEREAS**, Mayor and Council are dedicated to promoting sustainability within the City and have adopted a variety of policies to facilitate sustainability and to encourage sustainable values and practices in the public and private sector; and

**WHEREAS**, Mayor and Council have adopted Resolution No 2009-06-31 which establishes sustainable development practices encouraging LEED compliance building for facilities owned and built by the City of Roswell; and

**WHEREAS**, the City of Roswell has received SILVER level certification as a Green Community from the Atlanta Regional Commission recognizing its commitment to a comprehensive program of sustainable government.

**THEREFORE, BE IT RESOLVED**, to accomplish the foregoing, the Mayor and Council of the City of Roswell, pursuant to their authority, do hereby adopt the following:

## **BUILDING GREEN INCENTIVE PROGRAM**

### **TITLE**

The provisions of this resolution shall be known as the "City of Roswell Building Green Incentive Program."

### **PURPOSES AND INTENT**

The purpose of the program shall be to provide the Roswell with a Building Green policy that promotes and supporting sustainable and environmentally friendly design and construction practices. This is a voluntary program.

### **RESPONSIBILITY FOR ADMINISTRATION AND IMPLEMENTATION**

The program shall be administered by the Department of Community Development, which shall:

- 1) Develop and make available appropriate application procedures;
- 2) Receive the building application for residential or non-residential development proposing to build green as authorized through this resolution;
- 3) Provide review to any program participant satisfying the application requirements associated with the applicable building codes and this program. Applicants that fail to keep their commitment may be deemed ineligible;
- 4) Resolve any disputes that may arise from implementing the Program.

### **COVERAGE**

The Program shall be comprised of the following:

- 1) Residential and non-residential projects, new construction and renovation;
- 2) Affordable or Workforce Residential project, including new construction and renovation that meet the Earthcraft, National Green Building Standard, Energy Star, WaterSense or LEED certifications;

- 3) Residential and non-residential projects that incorporate solar energy elements in the project that exceed minimum code requirements.

## **STANDARDS**

In addition to the Georgia adopted Building Codes and the City's Land Development Regulations, the program shall be administered using the current National Green Building Standard, Leadership in Energy and Environmental Design (LEED Rating System), Earthcraft, WaterSense and Energy Star certification programs developed respectively by the National Association of Home Builders and the International Code Council, United States Green Building Council, US Environmental Protection Agency, Greater Atlanta Home Builders and Southface Energy Institute, and US Environmental Protection Agency.

## **INCENTIVES**

The following incentives are available to encourage green building:

- 1) Expedited reviews for green building projects
  - a. Concurrent land development permit and building permit reviews;
  - b. Priority processing.
- 2) Building permit fee rebate
  - a. Under this provision, a project would be eligible for a rebate of the building permit fee of 15% for equivalent to Earthcraft, ENERGY STAR, WaterSense or LEED certification. After verification of the designation, the project is issued the applicable rebate.
- 3) Marketing
  - a. Building site signs designating projects under the program;
  - b. Inclusion on GIS of program participating project on the City webpage designated to the program;
  - c. Green Building Award – for the purpose of public recognizing outstanding commitment to “green building” the program shall provide for an award called “Green Building Award” to be awarded annually by the Mayor and City Council to the program participants.

## **CERTIFICATION**

A project shall be subject to certification by a qualified third party who has been trained and certified as a Green Home Certified Agent of LEED accredited Professional. In addition, the project application must be accompanied by the appropriate check list for National Green Building certification, LEED certification, Earthcraft certification, WaterSense certification or ENERGY STAR certification and must include the signature of the appropriate and accredited rater for the designated standard.

LEED Rating Systems: New Construction and Major Renovations, Existing Buildings Operations and Maintenance, Commercial Interiors, Core and Shell Development, Retail, Schools, Homes Neighborhood Development, Healthcare.

National Green Building Standards (Rigorous ICC 700 National Green Building Standard Certification): Single-family Certification, Multifamily Certification, Remodeling Certification, Land Development Certification.

Earthcraft: EarthCraft House, EarthCraft Multifamily, EarthCraft Light Commercial, EarthCraft Renovation, EarthCraft Communities.

Energy Star: Home Improvement, New Homes, Buildings & Plants (Government, Healthcare, Hospitality/Entertainment, Industrial, K-12, Real Estate/Multifamily, Retail, Small Business, Congregations, Service and Products Providers, Utilities & Energy Efficiency Program Sponsors, Water/Wastewater Utilities).

## TRAINING

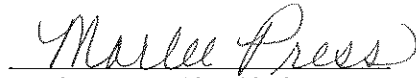
The Community Development Department shall conduct at least one training workshop per year for the purpose of educating potential or current developers or current Program participants about the program.

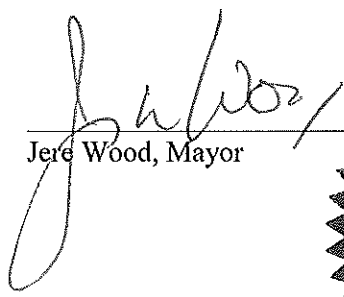
## PROGRAM REVIEW

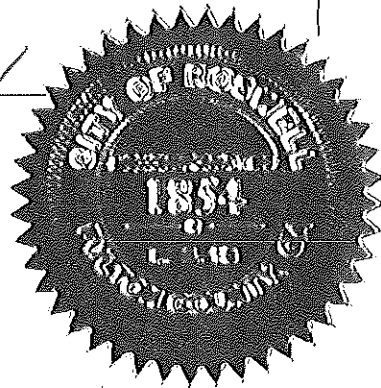
- 1) Staff Review: Community Development Department shall provide for a review of the program to determine the needs for change in the program to increase its effectiveness.
- 2) Frequency: The program shall be subject to review one year after the effective date of this resolution and thereafter at a frequency of not more than one per year.

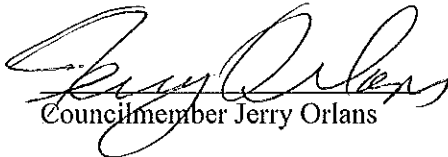
The above Resolution was read and approved by the Mayor and Council of the City of Roswell on the 22<sup>nd</sup> day of April, 2013, effective upon approval.

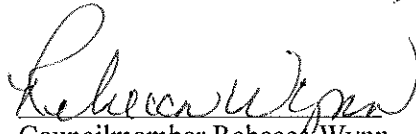
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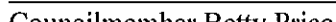
  
Marlee Press, City Clerk  
(Seal)

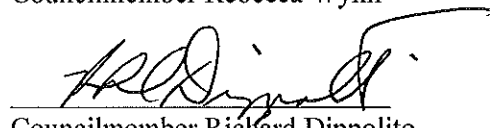
  
Jere Wood, Mayor

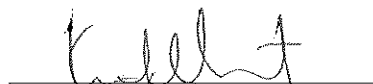


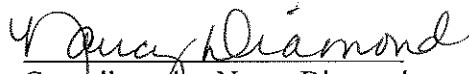
  
Councilmember Jerry Orland

  
Councilmember Rebecca Wynn

  
Councilmember Betty Price

  
Councilmember Richard Dippolito

  
Councilmember Kent Igleheart

  
Councilmember Nancy Diamond