

## Government Green Building Programs Inventory

As municipalities consider adopting green building standards, they are likely to look at programs of other cities so as not to reinvent the wheel. This national inventory of local government green building programs provides information about key factors of each of the programs. It indicates the policy vehicle used whether it be guidelines, administrative code, ordinance or bylaw, whether the policies are mandatory or voluntary and the sector(s) to which they apply. It describes the performance standard used and what, if any, incentives are offered. Additionally, information about how the programs are funded and their staffing levels are provided. It is organized alphabetically by jurisdiction and contains live links to the actual policy or program.

The primary green building standard cited is LEED™- Leadership in Energy and Environmental Design, the nationally recognized green building rating system of the US Green Building Council ([www.usgbc.org](http://www.usgbc.org)). LEED™ is a third party certification program. There are four certification levels: certified, silver, gold and platinum. These are achieved by implementing some prerequisite approaches and benchmarks along with optional points in the areas of sustainable site, water efficiency, energy and atmosphere, resource efficiency, indoor environmental quality and innovations. The number of green features integrated into the design determines the number of points and hence, the level of certification. Through integrated design-- forming a cross-disciplinary team from the beginning to design and construct the building as a whole system incorporating green and cost effective approaches, the LEED™ system typically results in buildings that are energy, water and resource efficient, and healthy for those living and working in them as well as for the environment and the community.

The *Government Green Building Programs Inventory* was first compiled by University of Wisconsin-Extension and Flad & Associates in 2004, in preparing recommendations for the City of Madison Mayor's Energy Task Force. The database has been updated and maintained by UW-Extension. In the last three years, the number of government green building programs has nearly tripled, increasing from 36 municipal programs to 113. The programs have expanded to include additional sectors and, in some cases, the base level of certification has increased as well.

Of the 113 municipal programs listed in this inventory, 101 are based on the LEED™ green building rating system. While the majority of municipalities use the LEED™ standard, 28% do not require third party certification through USGBC. Seventy-three municipalities require certification through USGBC for at least one of their sectors (municipal, commercial, multifamily, residential, industrial). Some communities require that municipal buildings are certified to LEED™ but offer voluntary programs with incentives for the private sector. Fifty-five per cent of municipalities listed have programs and policies that pertain to private commercial development. There are many permutations and approaches between communities as detailed in the inventory.

Once your municipality has passed a green building resolution or ordinance, or has expanded or revised an existing one, please send the link and additional information as presented in the *Inventory* so it can be added to the database. Send information to [gruder@engr.wisc.edu](mailto:gruder@engr.wisc.edu). The *Government Green Building Programs Inventory* will be linked on the US Green Building Council's Government Committee web page.

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1	Acton, MA		<u>Zoning By-law</u>	M / C / R / I	V	LEED™	All development in the township	Buildings achieving LEED™ Certification are granted a development density bonus			
2	Alameda County, CA	Alameda County Green Building Practices	<u>County Administrative Code</u>	M	M	LEED™	All county projects except for traditional public works projects (see comments)			County administrator's office & other designated compliance officials	Buildings must be certified to LEED™ Silver level minimum
		Alameda County Green Building Guidelines: Home Remodeling & New Home Construction	<u>Guidelines</u>	R	V	Alameda County (CA) Waste Management Authority Green Building Guidelines	Residential development-- professional contractors and homeowners			Alameda County Waste Management Authority and Recycling Board	Green Points requirement - need a minimum of 50 to be considered a "green home"
3	Albany, CA	Green Building and Bay Friendly Landscaping Ordinance	<u>City ordinance</u>	M	M	LEED™	All municipal projects greater than 5,000 SF; public-private partnership projects				LEED Certified level required, Silver level encouraged. LEED™ AP must be part of the design team. Compliance official will inspect for LEED compliance at each inspection and may issue a stop-work order.
		Green Building and Bay Friendly Landscaping Ordinance	<u>City ordinance</u>	C	M	LEED™	All Commercial Construction and renovation projects greater than 10,000 SF				See above

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Albany, CA continued	Green Building and Bay Friendly Landscaping Ordinance	<u>City ordinance</u>	MF	M	Alameda County (CA) Waste Management Authority Green Building Guidelines	Multi-use and multi-family developments consisting of more than 5 residential units				Alameda County GreenPoints Checklist required to be incorporated into construction plans submitted for Building Permit review and issuance. Must meet or exceed point standards. Checklist must be completed and submitted.
	Green Building and Bay Friendly Landscaping Ordinance	<u>City ordinance</u>	R	M	Alameda County (CA) Waste Management Authority Green Building Guidelines	Single family homes and remodels greater than 50% of existing square footage for house size 1,500 SF or greater				Alameda County GreenPoints Checklist required to be incorporated into construction plans submitted for Building Permit review and issuance.
4 Albuquerque, NM	High Performance Green Building Standards	<u>Executive Order</u>	M	M	LEED™	All city-funded projects over 5,000 SF and/or using over 50kW demand . All renovations of municipal buildings requiring two of three major systems replacements.			Department of Municipal Development, Energy Conservation Council.	Projects must be certified to LEED™ Silver minimum. Includes use of LEED-NC™, LEED-EB™, LEED-CS™, and LEED-CI™ where applicable. Municipal buildings over 50,000 GSF must draw 25% of electrical demand from on-site renewable sources. Energy consumption must be 10% below code.

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5 Arlington County, VA	Arlington County Green Building Incentive Program	County program	C / MF / R	V	LEED™	All types of development	A density bonus that ranges from a minimum of .15 Floor Area Ratio (FAR) for a LEED™ Certified project to a maximum of .35 FAR for a Platinum project.	Green Building Fund--site plan developers who do not commit to achieving a LEED™ rating contribute to the Fund at a rate of \$0.03 per SF	Arlington County Planning Division & Environmental Planning Office	Requirements for projects: LEED-AP on projects team; LEED scorecard & point explanation; tracking & credits incorporated into site plan; conditions verified for each permit; construction waste management plan; commissioning. For multi-family, Energy Star appliance & other requirements.
	Arlington County Green Home Choice Program	County program	R	V	Arlington Green Home Choice	Residential	Front-of-the-line plan review, lawn signs indicating participation in the program, attendance at County-sponsored seminars, and recognition as "green" builders.	see above	Arlington County Planning Division & Environmental Planning Office	Arlington Green Home Choice Certification Award requires 175 points -- builders use county provided scoresheet to tally points.
6 Arlington (town of), MA	Arlington (town of) By-laws	Town By-laws	M	M	LEED™	New municipal construction				Certification at LEED™ Silver level or higher; project not deemed complete until certification is obtained.

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7	Asheville, NC		Resolution	M	M	LEED™	All new municipal projects			LEED™ Gold certification required of buildings greater than 5,000 SF, Silver for buildings less than 5,000 SF. If the payback period for recovering incremental construction cost in building greater than 5,000 SF is greater than ten years, City staff shall design, contract, and build to LEED™ Silver certification.	
8	Aspen, CO	City of Aspen / Pitkin County Efficient Building Program	<u>City Program</u>	MF / R	V	Built-Green Colorado, Energy Star®	New construction and remodeling projects of one- and two-family dwellings, and multifamily dwellings not more than 3 stories in height	Grants, Consultation, Education, Technical Assistance, Permitting Assistance	The City of Aspen, Holy Cross Energy, USDOE and The Colorado Governor's Office of Energy Management and Conservation.	Community Office of Resource Efficiency (CORE)	Point System based upon Built-Green Colorado incorporating Energy Star® guidelines. Point requirements vary depending upon project type and square footage. Checklist must be submitted with building permit application and worksite is subject to inspection for compliance.
		City of Aspen / Pitkin County Efficient Building Program	<u>Building Codes</u>	M/C/ MF/R/ I	M	Building codes based on of LEED™, Built-Green Colorado, Energy Star®	All Buildings				Cooperative program with Pitkin County, CO
9	Athens-Clarke County, GA	Building Design for Sustainability	<u>Policy</u>	M	M	LEED™	All new municipal and municipally funded projects greater than 5,000 SF, remodels where work area exceeds 50% of the aggregate area of the building			Athens-Clarke County LEED™ Committee and Environmental Coordinator	LEED™ registration and certification required. LEED-AP™ must be on design team. Policy includes priority listing of 31 LEED™ credits to be included in project RFP.

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10	Atlanta, GA	Sustainable Development Design Standards	<u>City ordinance</u>	M	M	LEED™	All municipal and city funded new construction and renovations larger than 5,000 SF, or at least \$2 million			City Environmental Manager	LEED™ Silver certification required. Life cycle cost analysis required. Unoccupied or specialized buildings (pump stations, garages, and storage spaces) are exempt from standards; however, a LEED™ checklist must be completed for every project.
11	Austin, TX	Austin Energy Municipal Guidelines	<u>Guidelines</u>	M	M	LEED™	All public projects greater than 5,000 GSF			Austin Energy--a community-owned electric utility & a department of the City of Austin	LEED™ Silver certification required, highest certification level possible should be pursued
		Austin Energy Commercial Green Building Program	<u>City program</u>	C	V		Any commercial building owners and designers	Resources and technical assistance provided to design teams; Smart Growth Matrix credit; Financial bonus		see above	
		Austin Energy Multifamily Green Building Program	<u>City program</u>	MF	V		Any multifamily building owners and developers	Sustainability consultation; facilitation of links to incentives for resource & energy conservation; marketing assistance; SMART housing compliance, consulting, review.		see above	
		Austin Energy Residential Green Building Program	<u>City program</u>	R	V	5 star rating system rates buildings in six areas: energy efficiency, testing, water efficiency, materials efficiency, health & safety, community	New and remodeled homes by builders, architects, or designers that are members of the Green Building Program			see above	

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12 Babylon, Town of, NY	Babylon's Green Building Initiative	<a href="#">City Building Code</a>	C / MF / I	M	LEED™	All new commercial, industrial, and multi-family buildings over 4,000 SF				Completion of LEED™ checklist required for building permit, certification not required. All projects must pay \$0.03/SF fee, not to exceed \$15,000, into Babylon Green Building Fund. LEED™ certified projects will have the fee refunded.
		<a href="#">City Building Code</a>	R	M	Home Energy Rating System (HERS), Energy Star™	All new single family residences			Long Island Port Authority (LIPA)	All new residences must be built to comply with the LIPA Energy Star Labeled Homes program and achieve either: 1) Builder Option Package established by the LIPA, or 2) achieve 84 points or greater on the HERS test. Before building permit is obtained, plans submitted must certify Energy Star compliance with either: thermal envelope standards, electrical savings and ventilation requirements, or LIPA equipment efficiency requirements.
13 Baltimore County, MD	Green Building Tax Incentive	<a href="#">City Program</a>	C	V	LEED™		Commercial buildings receiving a Silver or greater LEED™ certification may apply for a county property tax credit for up to 10 years and up to 100% of their county property tax			Issued on first-come, first-serve basis, capped at \$1 million per year to a single project, \$5 million overall for the program. County is exploring similar credit for homes.

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14	Bar Harbor, ME		City Code	MF / R	V	LEED™	Projects within a Planned Unit Development	For projects within a Planned Unit Development, the developer may apply for a density bonus of an additional market-rate dwelling unit when all the dwelling units meet LEED™ standards		Developer must sign affidavit for adherence during construction to meet LEED™ certification. Other density award options include: affordable housing, open space, pedestrian amenities, public transit, historic preservation, and stormwater management.	
15	Battery Park, NY	Hugh L. Carey Battery Park City Authority Residential Environmental Guidelines	Guidelines	MF	M	LEED-NC™, LEED-EB™	Residential facilities within their authority		New York State Green Building Tax Credit, New York State Energy Research and Development Authority	Hugh L. Carey Battery Park City Authority	LEED™ Gold certification required and LEED-EB™ certification every 5 years post-occupancy. All community space must attain LEED-CI™ Gold.
		Hugh L. Carey Battery Park City Authority Commercial Environmental Guidelines	Guidelines	C	M	Guidelines that are modeled after LEED™ and tailored to local concerns	Commercial facilities within their authority			Hugh L. Carey Battery Park City Authority	Minimum requirement similar to LEED™ Gold rating

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16	Bellingham, WA	Bellingham Green Building Resolution (same as Whatcom County, WA)	Resolution	M / C / MF / R	M	LEED™	All publically funded new and renovated projects over 5,000 SF where city provides majority of funding.				LEED™ Silver certification is required for buildings greater than 5,000 SF. Resolution also promotes LEED™ and Low Impact Development (LID) for private sector projects not receiving city funds.
17	Berkeley, CA	Berkeley Green Building Program	City Policy	M / C	V	LEED™	Municipal buildings construction and renovation, municipally funded buildings, buildings on municipal land; larger than 5,000 GSF and \$200,000		Sustainable Development fee from Solid Waste & Permitting fee increases	City staff	LEED™ Certification and registration not required, city determines whether projects achieve LEED™ rating at silver level or higher.
		Berkeley's Best Builders	Program	C / MF / I	V	Built It Green™	Buildings larger than 5,000 SF	Free consultation, design assistance, education			
18	Boulder, CO	Boulder Green Building Practices	City ordinance	M	M	LEED™	New or significantly renovated municipal facilities				LEED™ Silver certification minimum required
		Boulder Green Points Building Program	City ordinance	R	M	Green Points	All new residential buildings and remodels & additions over 500 SF				

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19 Boston, MA	Zoning Code	<u>Zoning Code</u>	M	V	LEED™	All new municipal buildings				LEED™ Silver rating design goal of all municipal buildings; certification not required.
		<u>Zoning Code</u>	C / MF / I	M	LEED™	All private buildings over 50,000 SF	Green Building Feasibility Study grants of \$20,000. Extra Boston Green Building Credits may be earned to count toward city LEED™ requirements		Boston Redevelopment Authority, Boston Public Health Commission	LEED™ checklist must be submitted with every new private project and point analysis conducted by LEED-AP™; however certification with USGBC is not required. Boston Green Building Credits program - additional credits that Boston will count toward meeting LEED™ Certification. Projects may earn up to 4 additional points: modern grid, historic preservation, groundwater recharge, and modern mobility. Boston Public Health Commission prerequisites must be met before credits may be earned.
20 Bowie, MD	Bowie Green Building Resolution	<u>City Resolution</u>	M	M	LEED™ Guidelines and Green Building, Low Impact Development, Waste Management, and Conservation Landscaping principles on a project-by-project basis	Municipal facilities, City-funded projects, and infrastructure projects				LEED™ Certification not required

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21	Burbank, CA	Green Architecture and Sustainable Building Program	<u>City ordinance</u>	C / MF / R / I	V	LEED™	All private developments	Builders may apply to reduce plan check permit fees by 5%-15% depending upon level of sustainability. Proposed LEED™ certified buildings will receive expedited approval process.			Three levels of sustainability: Level 1 must have Construction and Demolition Waste Diversion and Storm Water Pollution Prevention program. Level 2 must add Sustainable Building Methods and Materials program. Level 3 must add LEED™ Certification. City considering mandatory certification for municipal buildings.
22	Calabasas, CA	Municipal Code: Green Development Standards	<u>City ordinance</u>	M / C / I	M	"Calabasas - LEED™"	All non-residential, city and privately owned buildings over 500 SF				Structures up to 5,000 SF must achieve at least LEED™ certified rating and structure above 5,000 SF must achieve at least Silver rating. "Calabasas-LEED" application and fee submitted to city for review.
23	Calgary, AB	Sustainable Building Policy	<u>City Policy</u>	M	M	LEED™	New municipal buildings larger than 500 square meters; significant renovation projects				Certification required when cost of documentation and registration is less than \$5.00 per square meter of developed space. Where costs exceed \$5 per square meter, must be reviewed by LEED-AP as meeting LEED™ Silver.

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24	Cambridge, MA		<u>City Policy</u>	M	M	LEED™	All new municipal projects and major renovations				Municipal projects follow LEED™, certification not required. Zoning advises developers about using LEED™.
25	Chapel Hill, NC		<u>Town ordinance and Comprehensive Plan</u>	M	M	LEED™	All new municipal construction or addition projects greater than 5,000 SF				LEED™ Silver certification required. Waived if LEED-AP determines cost exceeding 7% of project budget. LEED-AP required on team. Energy performance & optimization first 12 months of operations as part of A/E contract
26	Chatham County, NC	Compact Communities Guidelines	<u>Ordinance</u>	C / MF / I	V	LEED™	All Buildings	Full state and county property tax abatement for any building achieving LEED™ Gold certification for the first five years, then tapering off by 20% each year until the tenth year.			Use of LEED™ "strongly encouraged"; LEED™ Gold Certification required for incentive.
27	Chatham County - Savannah, GA	Chatham County-Savannah Metropolitan Tax Incentive	<u>Incentive</u>	C / R	V	LEED™		Incentives include: <ul style="list-style-type: none"> <li>• Up to \$500 for residential retrofits</li> <li>• \$2,000 per home for new residential construction</li> <li>• Up to \$1.80/square foot for commercial buildings</li> <li>• A 30% tax credit for the installation of solar energy systems</li> </ul>			

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28	Chula Vista, CA	GreenStar Building Efficiency Program	<u>City Program</u>	R	V	EnergyStar®	Residential home remodeling and new construction	Priority permit processing; public recognition.			GreenStar homes are designed and built to be 15% more energy efficient than California Title 24 energy code and meet U.S. Energy Star® requirements. EnergyStar homes must also submit an Air Quality Improvement Plan.
29	Chicago, IL	Chicago Standard	<u>The Chicago Standard-- City Policy</u>	M	M	LEED™	Munipal buildings-- design, construction, renovation			Director of Sustainability, Department of General Services-- Architecture, Engineering and Construction Management	LEED™ Silver as a minimum; target is LEED™ Gold. 26 specific LEED™ credits, or approved substitutes, required in standard.
		Chicago Standard	<u>City Program</u>	C / MF / I	M	LEED™	Any building which recieves city money or financial incentives such as Tax Increment Financing (TIF)				LEED™ Certification required. Also green roof required as per Chicago green roof policy. 26 specific LEED™ credits, or approved substitutes, required in standard.

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Chicago, IL continued	Green Homes for Chicago	City Program	R	V	Home Energy Rating System	City of Chicago residential			Chicago Department of Energy and Housing	Affordable housing: developers buy abandoned property from the City for \$1 in return for keeping it within a capped price & incorporating green & solar energy features
	Chicago Green Bungalow Initiative	<u>City Program</u>	R	V		Bungalow owners in the City of Chicago	\$1,000 voucher for purchase of qualifying energy efficient appliances	Chicago Department of Environment	City of Chicago staff	4 Chicago bungalows were rehabbed using geothermal heating, solar panels and other green technology and kept within \$150,000 for the cost of the homes. A report was written to provide a guideline to bungalow owners
	Chicago Green Building Awards Program	City Program	C / MF / R	V		All privately owned buildings in the City of Chicago	Award and publicity			Projects evaluated based on how well the building integrates systems, uses energy efficiently, provides a healthy environment for occupants, is sensitive to natural surroundings, and minimizes the environmental impact of materials, construction, and operations.

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30	Cincinnati, OH		City ordinance	M	M	LEED™					All new municipal buildings must be LEED™ Certified; all renovated municipal buildings should incorporate LEED™ elements during construction.
			City ordinance	C / MF	V	LEED™	New, private commercial buildings and new or rehabilitated residential apartment buildings with four or more units	Automatic tax exemption and 100% exemption of the assessed property value for construction of new, private commercial buildings and residential units that achieve LEED™ certification.			LEED™ Certification required for financial incentives.
				MF / R	V	LEED™	New residential, rehabilitated low-income or qualified mix income projects	Community Development Block Grant funding			Fund finances the gap between building to LEED™ vs. to code.
31	Clayton, MO	Green Building Ordinance	City Ordinance	M	M	LEED™	All new construction and major renovation projects to be owned, occupied or funded by the City of Clayton that are 5,000 SF of floor area or greater				LEED™ Silver certification required.
32	Cook County, IL	Cook County Green Building Ordinance	County Ordinance	M	M	LEED-NC™, LEED-EB™	All County building projects			County Department of Capital Planning & Policy	Projects must be LEED™ certified and earn a minimum of 8 credits in the LEED™ Energy & Atmosphere category. Renovation and retrofits of current County buildings will also use LEED-EB™ when practicable.

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33	Cotati, CA	Sustainable Building Program	<u>Resolution</u>	M / C / MF / R	M	Build-it-Green Guidelines	All new private residential and commercial development, municipal buildings, and commercial additions greater than 2,500 SF			Must achieve 60 points on the Green Points Inspection Checklist with site inspection and third party certified inspector to complete certification. Certification required for certificate of occupancy.
34	Cranford (township of), NJ	Sustainable Building Standards	<u>Town Ordinance</u>	M	M	LEED-NC™, LEED-EB™	All new township owned or funded facilities			Projects must meet LEED™ Silver certification. LEED-EB™ used for major renovations.
		Green Building Density Incentive Program.	<u>Town Ordinance</u>	C / MF / R / I	V	LEED™	Private redevelopment projects	Redevelopments may request a density bonus when pursuing LEED™ certification. Incentive varies based upon certification level.		Requirements: LEED™ AP on the design team, LEED™ scorecard and point-by-point explanation, construction waste management plan, energy star appliance & fixtures (multi-family). LEED™ certification required for density incentive.
35	Dallas, TX	Green Dallas Initiatives	City Ordinance	M	M	LEED™	Municipal buildings larger than 10,000 SF			LEED™ Silver certification required in new construction. City is exploring ways to require LEED for private sector.

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36 Dakota County, MN	Sustainable Design and Building Standards; Green Building Initiative.	City Policy	M	M	LEED™, Minnesota Sustainable Design Guide	All municipal new construction and renovation projects				Life cycle costing using 50 year time period, 20 years for renovations. Buildings designed to last no less than 100 years. LEED™ Certification a goal for all projects. Sustainable Design and Building Guide based off of the Minnesota Sustainable Design Guide. MSDG covers: Site, Energy Conservation, Indoor Air Quality, Materials, Water Conservation, and Waste Reduction over four planning/design/construction phases
37 Dane County, WI	Dane County Green Building Policy	County Policy	M	M	County Guideline	All County new construction, remodels and additions --a guideline for construction planners, engineers and contractors for Dane County			Dane County Public Works	Focuses on: exceeding governmental environmental standards, resource efficiency during life and construction of facility, minimizing toxic materials, seeking renewable energy sources, creating healthy indoor environments, designing facilities for long term.
	Wisconsin: Green Built Home	None	R	V	Energy Star®; Wisconsin Green Built Home	New and remodeled residential		Madison Area Builders Association, utilities, product distributors, and organizations that promote green building	Wisconsin Environmental Initiative in partnership with Madison Area Builders Association	Wisconsin Green Built Home certification requires 60 points and prerequisites to be certified. Green Guide given to homeowners of GBH certified homes. The program is used by builders in other parts of the state as well.

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38	Denver, Co	Greenprint Denver - Sustainable Development Initiative	Policy	M	M	LEED™, Energy Star®	All new municipal buildings and renovation projects		Xcel Energy		LEED™ Silver Certification required for new construction. Goal includes using LEED-EB™ for all renovation and maintenance operations.
		Greenprint Denver - Sustainable Development Initiative	Policy	C / MF / R / I	V	LEED™, Energy Star®	All new private projects	Education and grants for affordable green housing and housing located near mass transit lines.	Metro Denver Economic Development Corporation, Xcel Energy	Greenprint Council, city staff	Goal is to obtain a 10% annual increase in LEED™ and Energy Star® certified private projects in Denver.
39	Dublin, CA	Green Building Requirements	City Ordinance	M	M	LEED™	All municipal projects with a budget greater than \$3 million			Green Building Coordinator.	Projects not required to be registered or certified with USGBC. Must meet LEED™ Silver as judged by the Dublin Green Building Compliance Official.
40	Durango, CO	Green Building Principles	Resolution	M	M	Green Building Principles outlining basic green building techniques	All new City facilities and renovations				
41	Epping, NH		Ordinance	M / C / I	M	Custom point-based rating system	All non-residential buildings				Point System includes points for: energy conservation, renewable energy production, building site, materials, waste management, HVAC efficiency, and innovative technologies. Point requirements based upon square footage.

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42	Eugene, OR	Eugene Sustainable Building Policy	<u>City Policy</u>	M	M	LEED™	All city general funded new construction projects over 10,000 SF.				LEED™ Certification at Silver level required. New construction less than 10,000 SF will meet LEED™ Silver whenever technically feasible. LEED™ gold and platinum certification to be attempted as funding permits.
		Eugene Sustainable Building Policy	<u>City Policy</u>	M	M	LEED™	LEED-EB™ to be used as framework for sustainable building operation and maintenance. City will "pursue LEED certification for existing buildings at the highest possible level when technically and economically feasible"				It is City policy that sustainability elements should be considered part of the standard costs of building, renovating, and preserving public assets
43	Everett, WA	Sustainable Building and Infrastructure Policy	<u>Ordinance</u>	M	M	LEED™	All municipal new construction and renovation projects exceeding 5,000 SF				LEED™ Silver certification required. LEED™ Silver certification pursued to the greatest extent practical in new construction less than 5,000 SF and renovations.

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44 Fairview, TX	Green Fairview	<u>City Policy</u>	M	M	LEED™	Municipal buildings				LEED™ Certification required, bike racks and additional green building techniques required.
	Green Fairview	<u>City Policy</u>	C / MF	V	Green Fairview building guidelines	Private developments over 20,000 SF	Density bonuses for developments using porous paving, solar thermal/ solar electric; rebates and fee reductions for use of solar technology.			Efficient building techniques apply per Green Fairview country guidelines. Policies include promotion of alternative transportation, energy efficiency and renewables, air quality, waste reduction, water conservation, and habitat preservation. City exploring mandatory LEED™ standard for buildings greater than 20,000 SF.
	Green Building Program	<u>City ordinance</u>	R	M	EnergyStar®	All new single family residential construction				EnergyStar® required; standards include additional water conservation, waste reduction, and indoor air quality measures.
45 Fort Collins, CO		<u>City Resolution</u>	M	M	LEED™	All new municipal building greater than 5,000 SF				LEED™ Gold Certification required. Adopting LEED™ as a framework for operation and maintenance of existing buildings.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
46 Frisco, TX	Frisco Green Building Policy	<u>City Policy</u>	M	M	LEED™	Municipal				LEED™ Silver Certification required.
	Frisco Green Building Program	<u>City Program</u>	C	V	LEED™	Non single-family developments greater than 10,000 SF				All new construction in this jurisdiction must submit LEED™ scoresheet for program evaluation; city developing mandatory LEED™ standards.
	Frisco Green Building Program	<u>City program</u>	R	M	EPA Energy Star®	Single family residential			Comprehensive and Environmental Planning & Development Services/ Inspections departments	Focus on energy efficiency, water conservation, indoor air quality, and C&D recycling
47 Gainesville, FL	Gainesville Green Building Program	<u>City ordinance</u>	M	M	LEED™	Municipal buildings				LEED™ certification required
		<u>City ordinance</u>	C / MF / R / I	V	LEED™	Private developments	Fast-track permitting for building permits, 50% reduced permitting fee. Inclusion into City Marketing Program. Green Building Award.			LEED™ certification required for financial incentives and award program
48 Grand Rapids, MI	Sustainability Policy for City Buildings	<u>City Policy</u>	M	M	LEED™	Municipal buildings greater than 10,000 SF and \$1 million in costs				LEED™ Certification required.

	Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
48	Honolulu, Hawaii	Honolulu Green Building Policy	<u>City ordinance</u>	M	M	LEED™	All facilities greater than 5,000 SF; excluding wastewater treatment, solid waste, and other facilities for which LEED™ is not available, or determined infeasible				LEED™ Silver certification required. Measure begins fiscal year 2008.
		Honolulu Green Building Policy	<u>Property Tax Exemption</u>	C / I	V	LEED™		Exemption from real property taxes on the building improvements for a period of one year on all new Hotel/Resort, Commercial, or Industrial construction that achieves a LEED™ Certification			LEED™ Certified projects receive financial incentive
50	Houston, TX	Houston Green Building Resolution	<u>City Resolution</u>	M	M	LEED™	New or major renovated city-owned buildings and facilities larger than 10,000 SF				Must certify to LEED™ "to the greatest extent practical and reasonable" with a target of LEED™ Silver.
51	Irvine, CA		<u>Resolution</u>	M	M	LEED™	All municipal new construction and major renovations greater than 5,000 SF				LEED™ certification required.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details	
52	Issaquah, WA	Sustainable Building Program	Incentive	C	V	LEED™	Private commercial developments	Preferential building permit review: placed to head of review line; free design consultations for projects seeking LEED™ certification; \$150 rebates per no-water urinals; \$25 per dual flush toilet; free technical assistance for rainwater collection system design and construction; \$15-\$40 rebates on Energy Star fluorescent lighting fixtures; free energy-efficiency consultations.		City of Issaquah Resource Conservation Office	To receive preferential building permit review, projects must receive LEED™ base certification.
			Incentive	MF	V	Built Green™, Energy Star®	Private multifamily projects	Preferential building permit review: placed to head of review line; free Built Green consultations; \$25 rebate on dual flush toilets; \$75 rebate on Energy Star clothes washers; \$20 rebate on Energy Star dishwashers; \$25 rebate for super-efficient gas hot water heaters; \$150 rebate on Energy Star gas furnaces; \$15-\$40 rebate per Energy Star fluorescent lighting fixture. Free construction waste recycling assistance.		City of Issaquah Resource Conservation Office	To receive preferential building permit review, multifamily buildings must certify with greater than 420 Built Green™ points.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Issaquah, WA continued		<u>Incentive</u>	R	V	Built Green™, Energy Star®	Single family residential	see above; also \$50 rebate on Energy Star clothes washers for common area		City of Issaquah Resource Conservation Office	To receive preferential building permit review, single family residential must certify under Built Green with at least 300 points and certify as Energy Star compliant.
53 Kansas City, MO	Kansas City Green Building Policy	<u>City Policy</u>	M	M	LEED™	All new City buildings greater than 5,000 SF				LEED™ Silver Certification required.
54 King County, WA	King County Green Building Initiative	<u>County Policy</u>	M	M	LEED™	All new capital improvement projects, all remodels and renovations over \$250,000 must also adhere to these guidelines			Department of Natural Resources and Parks in coordination with other departments	Departments and offices shall seek the highest LEED™ certification level achievable that is cost-effective based on life cycle cost analysis and the limits of available funding. Encourages the application of LEED-EB™ during renovations. Local LEED™ application guide currently under development.
	King County Green Building Grants	<u>Incentive</u>	C / MF	V	LEED™	Any project in King County outside the City of Seattle achieving LEED-NC™ or LEED-CS™ certification at Silver level	Grant levels are: Silver - \$15,000; Gold - \$20,000; Platinum - \$25,000. 50% of the funds issued up front, the rest after successful certification. Funds to be used for achieving LEED™ & green design goals.			LEED™ Silver certification or greater required to receive grants. Minimum performance requirements: 75% recycling rate, 50% decrease in landscape irrigation, and 20% reduction in building water use. Meet King County 2005 Surface Water Design Manual Standards and Post-Construction Soil Standard.

	Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
55	Lakewood, OH	Green Building Policy	<u>City Policy</u>	M	M	LEED™	All new facilities projects constructed, owned, managed or financed by the City including major retrofits			Lakewood Green Team	Green Building Policy encouraged for private developments
56	Livermore, CA		<u>City ordinance</u>	M	M	LEED™	Municipal construction and renovation projects must achieve LEED™ Silver certification				All projects must have a LEED-AP™ on the project team. City is currently developing an ordinance for commercial and residential projects.
57	Long Beach, CA	Long Beach Green Building Policy for Municipal Buildings	<u>2010 Citywide Strategic Plan</u>	M	M	LEED™	Municipal new construction, remodel, and tenant improvements over 7,500 SF of occupied space			Existing City Staff	LEED™ Silver Certification required.
		Long Beach Green Building Policy for Municipal Buildings	<u>2010 Citywide Strategic Plan</u>	C / MF / R	V	LEED™	Privately owned commercial and residential buildings	Expedite plan checks / zoning for voluntary private developments seeking LEED™ certification			Mayor's Award for Green Building is the major private sector effort.

	Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
58	Los Angeles, CA	Los Angeles Green Building Requirement for Municipal Projects	City Policy	M	M	LEED™	All new municipal buildings; all new LA Department of Water and Power Board of Commissioners (LADWP) building projects over 7,500 SF.				LEED™ Certification required for all municipal buildings, LEED™ Silver for all new LADWP projects
			Incentive	C / MF	V	LEED™	Private developments	\$250,000 grants from LA Department of Water and Power to assist a building to meet LEED™. Buildings seeking LEED™ Certification also receive priority treatment through the construction and water/power connection process			City of Los Angeles is developing a LEED™ project fast-tracking and priority plan review process, as well as zoning code bonuses.
59	Los Angeles County, CA	Energy and Environmental Policy	Policy	M	M	LEED™	New country buildings of at least 10,000 GSF				LEED™ Silver certification required. Projects must use only drought tolerant landscaping.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details	
60	Madison, WI	Building a Green Capital City: A Blueprint for Madison's Sustainable Design and Energy Future	City Policy	M	M	LEED™	All municipal building and renovation projects greater than \$1 million are required to meet minimum LEED™ Certified level. Existing buildings systematically upgraded to LEED-EB™.		Wisconsin Focus on Energy Program and US DOE Solar City Program offset part of costs of solar electric and thermal installations. MadiSUN: Solar City Program.	Office of Sustainable Development, Madison Sustainable Design and Energy Committee, Engineering Department, other city staff.	LEED-EB™ systematically applied. Must achieve greater than a 30% energy savings from code. Renewable energy included in new projects as part of RFP.
		Building a Green Capital City: A Blueprint for Madison's Sustainable Design and Energy Future	Resolution	C / MF / I	V	LEED™	Mandatory for TIF funded projects greater than 20,000 SF in 2007	Incentives in development for private commercial projects not receiving TIF funding		see above	Certification at Silver level. Projects must achieve at least 3 energy optimization points. Resolution in development July 2007
61	Marin County, CA	Marin County Building Energy Efficient Structures Today (BEST)	County policy	C / MF / R	V	Depends on incentive program--most relate to CA Title 24	Residential and Commercial	Permit fast tracking, technical assistance, Energy Efficient Building Incentive Program, Wood Stove Rebate Program, PG&E Rebate, CEC Rebate		Community Development Agency	
		Single Family Home Energy Efficiency Standards	Ordinance	R	M	CA Title 24	Single family homes greater than 3,500 SF				Energy credit available for renewable energy systems and energy efficiency measures not included in CA Title 24. Homes larger than 3,500 SF must be meet increased energy efficiency targets based on SF.
		Marin County Green Building Guidelines: Home Remodeling & New Home Construction	Marin County-wide Plan & Development Code	R	V	Marin Green Home Rating System	Residential development			Community Development Agency	

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
62 Miami - Dade County, FL	Sustainable Building Policy	<u>Resolution</u>	M	M	LEED™	Municipal owned, financed, or operated buildings				Sustainable Building Standards include aggressive water conservation strategies and peak-load reduction techniques. LEED™ certification not required, selection and implementation of LEED™ strategies based on ease of implementation and cost implications
	Sustainable Building Policy	<u>County Policy</u>	C / MF / R / I	V	LEED™	Private Developments	Expedited review and approval of building permits, tax and targeted jobs incentives for commercial green building. Incentives for use of solar thermal and photovoltaics; Green product database.			A large array of city/county ordinances and resolutions outline and dictate aggressive water conservation strategies (mandatory). Commercial and multi-family buildings must be LEED™ registered to obtain expedited review and approval of building permits.
63 Minneapolis, MN		<u>Resolution</u>	M	M	LEED™	All city-financed municipal projects				New construction or renovations must achieve LEED™ Silver certification. City-financed projects must use LEED Emphasis placed on "Energy and Atmosphere" LEED™ points.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
64 Montgomery County, MA	Green Building Policy	<u>County Policy</u>	M	M	LEED™	All new county or county-funded non-residential buildings over 10,000 SF				LEED™ Silver certification required. Requires a Green Building Plan submitted to the Planning Board that complies with the new LEED™ standard as a condition of site plan approval for covered building.
	Green Building Policy	<u>County Policy</u>	C / MF / I	M	LEED™	Projects for which the County finances at least 30% of the cost: exceeding 10,000 GSF, or substantially renovated projects effecting 50% of the building's GSF	Clean Energy & Environmental Design Awards Program		Department of Permitting Services	LEED™ Silver Certification required.
	Green Building Policy	<u>County Policy</u>	C / MF / I	M	LEED™	Private non-residential and multifamily buildings if they receive a building permit from the county, greater than 4 stories tall, exceeding 10,000 GSF, or substantially renovated projects effecting 50% of the building's GSF	see above		see above	LEED™ Certification required.
	Energy and Environmental Design Tax Credit	<u>Incentive</u>	C / I	V	LEED™		5 years, 50% county property tax credit per year; or 10 years, 25% county property tax credit per year. Taxpayer must choose option at the time of application.			LEED™ Silver Certification required for incentives.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details	
65	Multnomah County, OR	High Performance Green Building Policy	Resolution	M	M	LEED™	All municipal buildings built to highest level of LEED™ practical			Facilities and Property Management, Sustainability Initiative	
66	Morgantown, WV	Green Building Municipal Leadership Initiative	Resolution	M	M	LEED™	All new construction and major retrofit projects in city owned, managed or operated facilities and buildings over 10,000 SF			LEED™ certification required. LEED™ used as a guide in the management, renovation, operation, and demolition of facilities.	
67	Nashville, TN		Ordinance	M	M	LEED™	All new municipal construction greater than 5,000 GSF or costing \$2 million; renovations and additions affecting 5,000 SF or greater.			LEED™ Silver certification required. Proof of LEED™ registration, LEED™ scorecard and credit analysis must be submitted at the time of building permit application.	
		Downtown Community Plan	Incentive	C / MF	V	LEED™	All new construction in the Nashville Downtown Business District	Buildings achieving LEED™ Silver certification may apply for a Floor-Area-Ratio bonus increasing ratio cap from 15 to 17. LEED™ Gold projects increase FAR bonus to 19.			All downtown development is encouraged to achieve LEED™ certification.
		Downtown Community Plan	Incentive	C / MF	V	LEED™	All new construction in the Nashville SoBro Neighborhood	Buildings achieving LEED™ Silver certification may apply for a Floor-Area-Ratio bonus increasing FAR cap from 5 to 7. LEED™ Gold projects increase FAR bonus to 9.			All downtown development is encouraged to achieve LEED™ certification.

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68	New York, NY	New York Green City Building Act	Guidelines	M	M	LEED™, BREEAM	City construction projects greater than \$2 million and 10,000 SF; private projects where greater than \$10 million or 50% of the project budget comes from public money		NYSERDA, Mayor's Office of Grants Administration, Robert Sterling Clark Foundation, Energy Foundation, New York State Council on the Arts, Design Trust for Public Space	City of New York Department of Design and Construction, Office of Sustainable Design	Mayor can exempt 20 percent of projects; only half the remainder must apply for LEED™ certification; however all must meet LEED™ Silver requirements on paper. Schools and hospitals need only LEED™ Certified Level.
69	Normal, IL	Central Business District Guidelines	City ordinance	M / C / MF	M	LEED™	All public and private buildings in the Central Business District over 7,500 SF at ground level	Failure to comply with ordinance may result in a fine up to \$1,000/day of noncompliance			
70	Novato, CA		City Ordinance	R	M	Alameda County Waste Management Authority Green Building Guidelines; New Home Green Points Calculator produced by the City of Novato based on Alameda County's Guidelines	All new residential buildings, major remodels, and additions				All new construction must achieve 50 New Home Green Points, at least 10 from each category. Major renovations must achieve 30 points, minimum 5 each category. Minimum point requirement to become 60 in 2008.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details	
71	Oakland, CA	Green Building Ordinance	<u>City Ordinance</u>	M	M	LEED™	Municipal building and renovation projects exceeding \$3 million			City of Oakland Public Works Agency	LEED™ Silver certification required. Projects over \$3 million must have a LEED™ AP on the design team. All municipal projects under \$3 million must meet as many LEED™ points as possible, as well as submit LEED™ checklist and report.
		Oakland Sustainable Design Guide	<u>Guidelines</u>	MF / C	V	CA Title 24, LEED™, BREEAM, MN Sustainable Design Guide	All private commercial and multifamily buildings	Free green building technical assistance and grants, green building guidelines, and free public promotion for qualified projects.		Oakland Energy Partnership's Energy Efficiency Design Assistance Program and PG&E's Savings by Design Program	Standards are a hybrid of the Minnesota Sustainable Design Guide with commentary to make it specific to Oakland, CA.
72	Pasadena, CA		<u>City ordinance</u>	M	M	LEED™	Municipal buildings greater than 5,000 SF			City staff	LEED™ Certified at minimum
			<u>City ordinance</u>	C / MF	M	LEED™	Commercial construction of 25,000 SF or more; residential buildings 4 stories tall or taller	Developments including affordable housing earn a construction tax rebate of \$1,000 per unit. Developments receiving LEED™ certification qualify for a rebate from Pasadena Water and Power: Certified: \$15,000; Silver: \$20,000; Gold: \$25,000; Platinum: \$30,000.	Pasadena Water and Power	City Staff	Projects must be LEED™ Certified to receive incentives

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73	Petaluma, CA	Build-It Green	<u>City Program</u>	MF / R	V	GreenPoints - based upon Alameda County Waste Management Authority Green Building Guidelines	Single and multi-family residential new construction and remodeling			"Green Team" consisting of city staff, Resource Performance Partners, Practica Consulting	GreenPoint certified buildings require 50 points on their rating scale.
74	Philadelphia, PA	Sustainable Development Initiatives	<u>City Policy</u>	M	V	LEED™	New or significantly renovated municipal facilities			Municipal Energy Office (MEO)	LEED™ Certification not required. MEO strives to ensure an overall integrated design process and the use of LEED™. Part of large city program including other sustainability initiatives.
75	Phoenix, AZ	Sustainability Blueprint	<u>Guidelines</u>	M	M	LEED™	All new municipal buildings		Bond funds approved by voters in 2006 include 2% cost to cover LEED™-related design and construction costs	City Staff	LEED™ Certified level minimum. City building requirements go beyond LEED™ requiring: roof & non-roof heat island effect reduction; reduced water use in landscaping by 50%; water use reduction of 20%; Optimized energy performance by 30%; 50% construction waste diversion; LEED™ AP on design team.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
76 Pitkin County, CO	City of Aspen / Pitkin County Efficient Building Program	<u>Building Codes</u>	M/C/MF/R/I	M	Aspen/Pitkin County Efficient Building Program	All Buildings				"Progressive" green building codes are based on of LEED™, Built-Green Colorado, and Energy Star®. Cooperative program with the City of Aspen.
	City of Aspen / Pitkin County Efficient Building Program	<u>City Program</u>	MF / R	V	Built-Green Colorado, Energy Star®	New construction and remodeling projects of one- and two-family dwellings, and multi-family dwellings not more than 3 stories in height	Grants, Consultation, Education, Technical Assistance, Permitting Assistance	The City of Aspen, Holy Cross Energy, USDOE and The Colorado Governor's Office of Energy Management and Conservation.	Community Office of Resource Efficiency (CORE)	Point System based upon Built-Green Colorado incorporating Energy Star® guidelines. Point requirements vary depending upon project type and square footage. Checklist must be submitted with building permit application and worksite is subject to inspection for compliance. Cooperative program with the City of Aspen.
77 Plano, TX		<u>Policy</u>	M	M	LEED™	All municipal buildings				City requires "highest level of LEED™ Certification possible"
78 Pleasanton, CA	Pleasanton Commercial and Civic Green Building Ordinance	<u>City Ordinance</u>	M / C	M	LEED™	All covered commercial construction projects over 20,000 SF (excluding historic structures and structures within the downtown specific plan area)				LEED™ registration and certification not required. Design to LEED™ Certified level and submit documentation as a condition of approval on any design or PUD review.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
79 Portland, OR	City of Portland Green Building Policy; Portland Supplement: LEED™	City Policy	M	M	LEED™	New and existing municipal buildings and interiors of municipal rented space			Office of Sustainable Development; Green Building Advisory Team	All new city owned facilities are required to meet LEED™ Gold. All existing city owned or occupied buildings required to meet LEED-EB™ Silver. New buildings must have 70% ecoroof coverage. LEED-CJ™ Silver required for all appropriate spaces. Requires green building training for all appropriate city project managers, maintenance and operations staff. All roof replacement must be ecoroof coverage and high reflectance Energy Star-rated surface on any non-ecoroof area.
	City of Portland Green Building Policy; Portland Supplement: LEED™	City Policy	C / MF	M	LEED™ Silver	All publicly financed private sector projects larger than: 10,000 SF, or over \$200,000 in PDC financing, or greater than 10% of total project costs	The Oregon Office of Energy expanded the state Business Energy Tax Credit to include LEED™ Silver and higher rated buildings.			LEED™ Silver Certification Required.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Portland, OR continued	Portland: Greening Portland's Affordable Housing	<a href="#">Guidelines</a>	M / MF	M	LEED™	City or city funded multifamily projects	Established a performance-based grant program; improved access to existing loans and rebates; created a LEED™-based Business Energy Tax Credit.	Portland leveraged limited City resources and existing City conservation programs in launching G/Rated (program is also detailed in this inventory--see below). They also created private sector partnerships and raised over \$300,000 in grants and sponsorships	Office of Sustainable Development's Green Building Division has 4 staff: program manager, green building specialist, architect and PR/outreach coordinator	LEED™ Certification not required. The guidelines are broken up into 6 major categories: enhanced design and site, energy conservation, water conservation, conserving materials and resources, enhanced indoor air quality, and operations and maintenance. Developers seeking funding through RFP process must demonstrate a commitment to meet thresholds for strategies in each category to qualify. There are additional criteria in each category for use on a voluntary basis.
	Portland: Green Building Program - G/Rated	<a href="#">Green Building Resource</a>	C / MF / R	V		New construction and major city or city-funded remodels	Established a performance-based grant program; improved access to existing loans and rebates; created a LEED™-based Business Energy Tax Credit.	Portland leveraged a one-time City fund and existing City conservation programs in launching G/Rated. They also created private sector partnerships and raised over \$300,000 in grants and sponsorships.	Refer to above description of Office of Sustainable Development	Grants are to support early building and site-related project activities that examine the potential and identify the means to realize an exemplary, comprehensive green building project; intended to help offset the incremental hard costs of the green building measures. Maximum grant amount - \$225,000.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Portland, OR continued	Portland: 1990 Energy Policy	City Comprehensive Plan	M / C / MF / R	M	89 objectives in goal areas including City operations, building energy efficiency, transportation, telecommunications, energy supply, waste reduction and recycling	The policy extends beyond buildings to include issues of land use & zoning, transportation, municipal waste recycling or pollutant levels	Financial incentives, educational programs, etc.	For every dollar of City general funds invested, about \$2.50 was raised through state, federal, regional, and local agreements or private corporations.		
80 Portsmouth, NH		Zoning Ordinance	C / MF	V	LEED™	All buildings in the Central Business District A	Floor-Area-Ratio bonus of 0.5			LEED™ Certification not required; LEED™ scorecard reviewed for incentive
81 Princeton, NJ	Community Master Plan	Policy	M / C	V	LEED™	Public facilities and private projects that receive public funding				Recommended to follow LEED™ in their design.
82 Rochester Hills, MI	Master Land Use Plan	Policy	M	M	LEED™					LEED™ Certification Required
		Policy	C / MF / R	V	LEED™	Private Developments				LEED-NC™ and LEED-EB™ promoted for private developments, LEED-H™ promoted for residential construction. Incentives are currently being determined.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
83 Rohnert Park, CA	Green Building Ordinance	<u>Ordinance</u>	M	M	LEED™	All new municipal construction			Green Building Compliance Officer	Self certification; municipal buildings less than 10,000 SF must achieve LEED™ Certified level; 10,000-20,000 SF LEED™ Silver; greater than 20,000 SF LEED™ register with USGBC and self-certify at LEED™ Silver.
	Green Building Ordinance	<u>Ordinance</u>	M / C / MF / R	M	Standard differs based upon project type. See below	All new municipal, commercial, residential, and multi-family projects			see above	Green building project checklist and analysis of each credit must be submitted and verified to obtain building permit. City-sponsored projects must meet same standards as non-sponsored projects. Mixed-use developments must meet each requirement type as if they were separate projects. Applicable after July 1, 2007.
	Green Building Ordinance	<u>Ordinance</u>	C	M	LEED-NC™, LEED-CS™	All new private commercial construction			Green Building Compliance Officer	Self certification; new construction less than 20,000 SF LEED™ Certified level; 20,000-50,000 SF LEED™ Silver; greater than 50,000 SF LEED™ Silver and be USGBC registered.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Rohnert Park, CA continued	Green Building Ordinance	<u>Ordinance</u>	C	M	LEED-NC™, LEED-CI™	All private commerical tenant improvements			see above	Spaces less than 20,000 SF must achieve 35% possible LEED™ points; 20,000-50,000 SF must achieve 45% possible LEED™ points; greater than 50,000 SF must achieve 55% possible LEED™ points. All are self-certified.
	Green Building Ordinance	<u>Ordinance</u>	MF	M	Build It Green™ <i>New Home Construction Green Building Guidelines</i>	All new and multi-family projects			see above	All projects must achieve 80 Build-It-Green™ points.
	Green Building Ordinance	<u>Ordinance</u>	R	M	Build It Green™ <i>New Home Construction Green Building Guidelines</i> for new construction; Alameda County <i>Home Remodeling Green Building Guidelines</i> in renovations	All new single family residential construction and additions greater than 500 SF			Green Building Compliance Officer	In developments greater than 12 units/acre, 90 points required; developments 7-12 units/acre: 100 points; developments 1-6 units/acre: 110 points. Certification required in all instances.
	Energy Efficiency Ordinance	<u>Ordinance</u>	R	M	CATitle 24	All low-rise residential buildings, residential additions greater than 1,000 SF, pools, and water features				All additions greater than 1,000 SF or new homes greater than 1,600 must exceed CA Title 24 by 10%; 1,600-1,699 SF by 11%; 1,700-1,799 SF by 12%; 1,800-1,899 SF by 13%; 1,900-1,999 SF by 14%; 2,000+ SF by 15%

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84	Saanich, BC		<u>Policy</u>	M	M	LEED™	All new municipal buildings over 500 square meters				LEED™ Silver or Gold certification required.
85	Sacramento, CA		<u>Resolution</u>	M	M	LEED™	All municipal buildings				All buildings must be LEED™ Certified, buildings over 5,000 SF goal of LEED™ Silver.
86	Salt Lake City, UT	Salt Lake City Green	<u>Executive Order</u>	M	M	LEED™	All new building projects greater than 10,000 SF. All renovations on buildings greater than 10,000 SF in which 25% of the building square footage is affected				LEED™ Silver Certification required
			<u>Ordinance</u>	C / MF	M	LEED™	All private projects over 10,000 SF receiving public funding				LEED™ certification required

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
87 San Antonio, TX		<u>Policy</u>	M	M	LEED™	All new buildings funded by the city.				LEED™ Silver certification required.
		<u>Incentive</u>	C / MF	V	LEED™	All new high-rise commercial and multifamily projects	Projects seeking LEED certification may apply for waiver or reduction of development fees		San Antonio Water System (SAWS), City Staff.	LEED™ certification required for incentive. In mixed-use development, 80% of projects must be certified. Builder must sign affidavit asserting LEED™ certification will be achieved; projects must be Energy Star rated and participate in SAWS watersaver landscaping program.
		<u>Incentive</u>	MF / R	V	LEED™, Build San Antonio Green	Single family and low-rise multifamily developments	see above		see above	Developers must place a deed restriction on their land so that all homes must be LEED™ certified or Build San Antonio Green certified. Builder must sign affidavit asserting respective certification(s) will be achieved; projects must be Energy Star rated and participate in SAWS watersaver landscaping program.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
88 San Diego, CA	San Diego Sustainable Building Policy	City Policy	M	M	LEED™	All new municipal facilities and renovations over 5,000 SF				LEED™ Silver Certification required.
	San Diego Sustainable Building Policy	City Policy	MF	V	LEED™, CA Title 24		Expediated ministerial / discretionary processes			To receive expediated ministerial process, project must achieve: 50% projected energy use from renewables; exceed CA Title 24 by 15%. To receive expedited discretionary process, residential projects must be greater than 10 urban units and receive a projected 50% of energy demand from renewables.
	San Diego Sustainable Building Policy	City Policy	C / I	V	LEED™, CA Title 24		Expediated ministerial / discretionary processes			To receive expediated ministerial process, project must achieve: 30% projected energy use from renewables; exceed CA Title 24 by 10%. To receive expedited discretionary process, projects must receive a projected 30% of energy demand from self-generation renewables; and seek LEED™ Silver Certification

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
San Diego, CA continued	Savings by Design	Incentive	C / I	V	LEED™	Private developments	Design Assistance; Building Owners can receive between \$0.06 and \$0.10 per kWh saved per year if building is greater than 10% more efficient than code. Design Team can receive \$0.03 to \$0.06 per kWh, and \$0.15 - \$0.27 per therm saved per year if entire building is greater than 15% more energy efficient than code.	San Diego Gas & Electric Co. (SDG&E)	Savings by Design, San Diego Gas & Electric Co.	Eligible buildings must exceed California Title 24 Energy Efficiency Standard by 20% , obtain LEED™ certification, and complete an on-site renewable energy installation evaluation. Incentive looks at a building's envelope (doors, windows, walls), lighting, and HVAC system. SDG&E must be allowed to create a case study on project.
	Savings by Design	Incentive	MF	V	LEED™	Private multi-family projects	Project enrollment in Savings by Design program allows for \$165 grant per dwelling unit in Climate Zones 1-7 and \$220 per unit in Climate Zones 8-16 for a maximum of \$50,000 per project.	see above	see above	Project must be registered with the USGBC. SDG&E must be allowed to create a project case study.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
89 San Francisco, CA	Resource Efficient Building Program	<u>City ordinance</u>	M	M	LEED™	All new municipal construction; additions and major renovations projects over 5,000 SF. Projects less than 5,000 SF must provide for the "maximum LEED™ points practicable". All city leaseholds.			Department of the Environment - Resource Efficient Building Program	All new Municipal construction and City Leaseholds must achieve LEED™ Silver certification. Additional commissioning LEED™ credits required for all projects. Also as part of the program, City employees receive green building training; Public receives green building information & resources; LEED™ AP required on the design team of projects greater than 5,000 SF.
		<u>Incentive</u>	C / MF	V	LEED™	All new and renovated private developments	Priority permit review		Department of Building Inspection, Department of the Environment, Department of Planning	LEED™ Gold certification required for incentive.
	San Francisco Green Building Guidelines: Home Remodeling & New Home Construction	<u>Guidelines</u>	R	V		Residential development-- professional contractors and homeowners			City and County of San Francisco's Department of the Environment	

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
90 San Jose, CA	San Jose Green Building Policy	<u>City Policy</u>	M / C	M	"San Jose LEED™." Approved by USGBC, "San Jose LEED™" is the LEED™ standard based on more stringent local standards and priorities.	All new construction and major retrofit projects for all City facilities and buildings over 10,000 GSF. Does not apply to infrastructure or buildings serving specialized functions	Available for efficient energy & water technologies		Environmental Service Department (ESD); Green Building Steering Committee, Workgroup, and Taskforce.	LEED™ Silver level at a minimum for all City projects over 10,000 SF; Gold and Platinum certification goal
	San Jose Green Building Policy	<u>City Policy</u>	C / MF / R	V	"San Jose LEED™"	Private developments	Guidance and encouragement of "San Jose LEED™", education programs	City of San Jose, Pacific Energy Center		
91 San Mateo County, CA	County of San Mateo Sustainable Building Policy	<u>County Policy</u>	M	M	LEED™	All new construction and additions greater than 5,000 SF			Interdepartmental Green Building Committee	Certification required to the highest practicable LEED™ rating
	San Mateo Countywide Sustainable Buildings Guide	<u>Guideline</u>	C / R / V / MF		Checklist	Commercial, residential and multifamily				
92 Santa Barbara County, CA	Santa Barbara County Green Building Guidelines	<u>Guidelines</u>	M / C / MF / R	V				Funded by a grant from the California Integrated Waste Management Board	Developed by The Sustainability Project. Administered through the Santa Barbara County Solid Waste and Utilities Division	
93 Santa Clarita, CA	Sustainable Santa Clarita	<u>Resolution</u>	M	M	LEED™	All new municipally funded buildings and renovations				LEED-NC™ Silver Certification required in new construction. All renovations must achieve as many LEED-EB™ credits as feasible. Green Building part of comprehensive city sustainability policies.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
94 Santa Cruz, CA	Santa Cruz Green Building Program	<u>City Ordinance</u>	M	M	LEED™	Municipal buildings and private developments receiving public money				LEED™ Silver certification required.
	Santa Cruz Green Building Program	<u>City Ordinance</u>	C	M	LEED™	Private commercial developments; renovations larger than 1,000 SF	Accelerated permit processing for developments exceeding 33 LEED™ credits; green building award for projects exceeding 40 LEED™ credits.			LEED Certification not required. 7 LEED™ credits are required to obtain a building permit, 33 for accelerated permit processing; 40 for Green Building Award. All projects must pay fee of .0025 times project's valuation into green building fund.
	Santa Cruz Green Building Program	<u>City Ordinance</u>	MF / R	M	Alameda County Waste Management Authority Green Building Guidelines	Single family construction and multifamily developments less than or equal to three stories above grade in height. For multifamily projects, points are calculated on a per-unit basis	Accelerated permit processing for developments exceeding 30 points for the first 350 SF and 2.5 points per additional 100 SF. Green Building Award for developments exceeding 60 points for the first 350 SF and 3.5 points per additional 100 SF.			To receive building permit, projects must receive 10 points for the first 350 SF and 1.5 points per additional 100 SF. All projects must pay fee of .0025 times project's valuation into green building fund.
	Santa Cruz Green Building Program	<u>City Ordinance</u>	R	M	Alameda County Waste Management Authority Green Building Guidelines	Single family residential additions and remodeling projects greater than 350 SF	Accelerated permit processing for developments exceeding 25 points for the first 350 SF and 1.9 points per additional 100 SF. Green Building Award for developments exceeding 35 points for the first 350 SF and 2.5 points per additional 100 SF.			To receive building permit, projects must receive 5 points for the first 350 SF and 1.1 points per additional 100 SF. All projects must pay fee of .0025 times project's valuation into green building fund.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
95 Santa Monica, CA	Santa Monica Municipal Code Ch 8.108: Green Building Standards	<u>City Code</u>	M / C / MF	M	LEED™	Building envelope, space-conditioning, lighting and service water-heating systems of all new buildings and existing buildings whose repair, alteration or rehabilitation costs exceed 50% of their replacement cost				LEED™ Silver Certification required
	Residential Green Building Guide	<u>City Program</u>	R	V	Residential Green Building Guide	Residential new construction, additions, or remodels				The Residential Green Building Guide is a 91 point checklist covering 14 categories. Guide only - not a certification program.
	Santa Monica Municipal Code	<u>Municipal Code</u>	C / MF / R	M	Green features of various codes listed in one resource to facilitate builder compliance	Private developers				Codes in: siting and form, landscape, transportation, envelope & space planning, materials, water systems, construction management, energy
			<u>City ordinance</u>	C / MF / R / I	V	LEED-NC™, LEED-CS™, LEED-HT™		Expedited plan checks for LEED™ registered projects		

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Santa Monica, CA continued	Santa Monica Green Building LEED™ Grant Program	City program	C / MF	V	LEED™	All new construction or major remodel of commercial, affordable housing, mixed use, and multi-family residential properties are eligible for LEED™ grants	Green Building Grants awarded to LEED™ projects: LEED™ Certified: \$20,000 LEED™ Silver: \$25,000 LEED™ Gold: \$30,000 LEED™ Platinum: \$35,000 Innovative Technology Grants involving energy efficiency or urban runoff mitigation grants up to \$5,000 or 50% of cost	50% comes from excess user utility rate taxes set aside during California's energy crisis when rates were higher than usual. The remaining funds come from a water efficiency initiatives fund and from unrefunded construction and demolition waste deposits (those that don't adhere to the C&D recycling ordinance don't receive deposits back)	City of Santa Monica Energy and Green Building Programs	Grantees required to provide verification of LEED™ registration, execute a Letter of Agreement with the City, and receive their City building permit before any grant funds are released.
	Sustainable City Program	Policy	M / C / MF / R / I	V	LEED™	All buildings within Santa Monica	see above programs		City of Santa Monica Environmental Programs Division	Target is to have 100% of all buildings constructed in the City greater than 10,000 SF and eligible for LEED™ certification to achieve certification or its equivalent by 2010. Of these, 20% should attain LEED™ Silver, 10% Gold, and 2% Platinum. In addition, 50% of all new, eligible buildings less than 10,000 SF constructed in 2010 shall achieve LEED™ certification or its equivalent.

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96 Santa Rosa, CA		<u>Policy</u>	M	M	Santa Rosa Built It Green: four point areas in Energy Efficiency, Resource Conservation, Indoor Air Quality, and Water Efficiency.	Municipal buildings and remodeling projects greater than 2,000 SF			City of Santa Rosa Green Building Project Management Team	Minimum required points: Energy Efficiency - 11 points (107 possible); Resource Conservation - 6 points (64 possible); Indoor Air Quality - 5 points (45 possible); Water Efficiency - 3 points (31 possible)
		<u>Policy</u>	M	M	LEED™	All municipal buildings larger than 10,000 SF			see above	Buildings smaller than 10,000 SF encouraged to achieve as many LEED™ points and certification as possible
	Santa Rosa Built It Green	<u>City Program</u>	R	V	Santa Rosa Built It Green	Residential home remodeling and new construction	Education program for suppliers, builders, designers, and public; information sharing.		City of Santa Rosa Green Building Project Management Team	
97 Sarasota County, FL	Sustainable Sarasota	<u>Resolution</u>	M	M	LEED-NC™, LEED-CI™	All county municipal buildings			Sustainable Sarasota	LEED™ Certification Required
		<u>Incentive</u>	C / MF / R / I	V	LEED™, Florida Green Building Coalition's Green Home Designation Standards	Private developments	Fast-track building permitting, 50% reduction in building permit fee costs			Project must be LEED™ registered to apply for incentives

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
98 Scottsdale, AZ	Scottsdale Green Building Program	<u>City Policy</u>	M	M	LEED™	All new municipal buildings of any size or type				LEED™ Gold certification required, LEED™ Platinum goal where resources permit. LEED-EB™ to be used in renovations where feasible. If project payback is determined to be greater than 5 years, City Council may choose another certification level.
	Scottsdale Green Building Program	<u>City Policy</u>	R	V	Scottsdale Green Building Checklist	One- and Two-family dwellings, multiple single family dwellings (townhouses and condominiums)				Scottsdale developed their Green Building Checklist in 1998; updated in 2006 based upon LEED-HT™ and other programs.
	Scottsdale Green Building Program	<u>City program</u>	MF / R / C	V	Projects are rated in the following areas: site use, energy, indoor air quality, building materials, solid waste, water	New Private residential and commercial developments and remodels	Development process assistance, construction job site signs, directory of participating builders and designers, certification (green building inspections), recognition of builders and designers		City staff	Additional resources offered include: lecture series, workshops, special events, homeowner's manual (explanation of features).

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99	Seattle, WA	Seattle Sustainable Building Policy	City Policy	M	M	LEED™	City and city funded building projects over 5,000 GSF	A Mayor's Award is presented for projects achieving a LEED™ rating level higher than Silver.	Seattle capital construction budget.	The City of Seattle created an interdepartmental "Green Building Team" with representatives (13 in all) from each of the following departments : Office of Sustainability and Environment ; Seattle Public Utilities; Seattle City Light; Fleet and Facilities	LEED™ Silver required minimum.
		Seattle Built Green Incentive Program	City program	MF	V	LEED™, Built Green™	Voluntary program for private sector new construction or major remodels of multi-family projects five units or greater	Green buildings can qualify for funding based on point system (more funding for more points). Additional, optional incentives: technical assistance, charette facilitation assistance, assistance with maximizing financial assistance. 360 Built Green™ Points: \$5000 plus \$50/unit up to 100 units; or \$10,000 plus \$10/unit over 100 units; maximum of \$15,000 450 Built Green Points™ Points: \$6,000 plus \$65/unit up to 100 units; or \$12,500 plus \$10/unit over 100 units; maximum of \$20,000.	Seattle City Light and Seattle Public Utilities	Seattle City Light, Seattle Green Building Team	For those seeking funding, Multifamily Checklist or Built Green Communities Checklist must be filled out. Applicants must document installation, complete a Built Green™ Evaluation form, provide two years utility costs and operations data, and provide photos and data about the project and green features including utility bills. All eligible projects must receive 180 Built Green™ points between "Site and Water" and "Energy Efficiency" sections

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Seattle, WA continued	2006 Density Bonus Program	Incentive	C / MF	V	LEED™	Commerical, multi-family residential, or mixed use buildings in the central office core and adjoining areas, including Denny Triangle and a portion of Belltown.	Greater building heights and/or greater floor area bonuses.			Applicant must submit a letter of intent that communicates their commitment to achieve a LEED™ Silver, Gold or Platinum rating on their project before issuance of the Master Use Permit. To gain bonus, projects must achieve a LEED™ Silver Certification, as well as contribute to affordable housing and other public amenities.
	Seattle LEED™ Incentive Program	City program	C	V	LEED™	Voluntary program for private sector construction or remodeling projects	Technical assistance, up to two design charettes, Incentives are individually negotiated. Minimum basis is \$15,000 for projects that commit to achieving a LEED™ Certified rating and \$20,000 for projects that commit to achieving LEED™ Silver Certification	Seattle City Light and Seattle Public Utilities.	Seattle City Light and Seattle Public Utilities.	Projects must be registered with the USGBC. Required project documentation the same as that in the Seattle Build Green Incentive Program.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
100 Shaker Heights, OH	Go Green Initiative	<u>City Policy</u>	M / C / MF / R	V	High-performance building standards incorporating LEED™	All municipal and private development				Municipal construction to use high-performance practices and materials "whenever possible"; highly encouraged for private development. LEED™ certification encouraged but not required.
	Go Green Initiative	<u>City Policy</u>	MF / R	M	City's Green Building Guidelines based upon LEED™, Energy Star™, American Lung Association Health House™ Standards	Residential infill development				Residential Infill development must follow green building guidelines, conduct efficiency tests, and submit reports to the city.
101 St. Louis, MO		<u>City Bill</u>	M	M	LEED™	New construction over 5,000 SF				LEED-NC™ Silver certification required in new construction; LEED-CI™, LEED-EB™ to be used in retrofit and renovation projects whenever practicable.
102 Suffolk County, NY	Suffolk County Green Building Initiative	<u>County Resolution</u>	M	M	LEED™	All County building projects of \$1 million or more				LEED™ Certification required.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
103 Sunnyvale, CA	Sustainable Development and Green Buildings Policy	<u>City Policy</u>	M	V	LEED™	LEED™ certification must be considered for municipal facilities over 10,000 SF				LEED™ will be pursued to the greatest extent practical.
	Sustainable Development and Green Buildings Policy	<u>City Ordinance</u>	C / I	V	LEED™	All non-residential buildings	5% Floor Area Ratio (FAR) bonus for LEED™ Certified commercial and industrial buildings; education and resources.			LEED™ promoted for all commercial and industrial buildings. LEED™ registration required for FAR bonus
	Sustainable Development and Green Buildings Policy, Build It Green™	<u>City Policy</u>	R	V	Build It Green™ Green Points	Single family residential buildings	Education programs, consultation, Build It Green™ materials database			Build It Green™ Green Points program based off of the Alameda County Waste Management Authority's Home Remodeling: Green Building Guidelines
104 Syracuse, NY		<u>Proclamation</u>	M	M	LEED™	All new municipal construction and remodels				LEED™ certification at certified level required, higher certification levels encouraged.
105 Tampa Bay, FL	Channel District Redevelopment Plan	<u>Municipal Code</u>	C / MF / I	V	LEED™	Private buildings within the Channel Planning District	Private developments achieving LEED™ Certification may apply for Floor Area Ratio and building height bonuses			LEED™ one of several elements of consideration for FAR bonus. Others include: affordable housing, bicycle accomodation, school contribution, transit support, and public parking.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
106 Telluride, CO		<a href="#">Building Codes</a>	MF	M	LEED™, Telluride Green Building Checklist	New residential developments greater than 3 units				Multitiered point requirements based upon building SF. Point categories include: average unit size, energy efficiency, local materials and labor, indoor air quality, waste reduction, water reduction; checklist to be updated annually. Green Building Resource Guide available offering point-by-point rationale and guide to local/regional resources. Projects achieving LEED™ Certification are exempt from the checklist requirements.
		<a href="#">Building Codes</a>	R	M	Telluride Green Building Checklist	New residential developments of 3 units or less and additions of any size, interior remodels and detached garages greater than 500 SF				see above; checklist modified for multi-unit buildings. Project achieving LEED™ Certification are exempt from the checklist requirements.

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107	Triangle J Council of Governments	Triangle Region Public facilities: High Performance Guidelines	Guidelines	M	V	Point system based on LEED™ for goal setting, self evaluation, and data collection purposes	Public buildings owned by local governments and schools in the region served by Triangle J Council of Governments in North Carolina (Chatham, Durham, Johnston, Lee, Orange, and Wake counties)				
108	Tucson, AZ		<u>Resolution</u>	M	M	LEED™	All new construction, major additions, and renovations over 5,000 SF				LEED™ Silver Certification required. New buildings must achieve 50% energy savings from ASHRAE 90.1 -2001, and achieve a minimum of 7 LEED™ credits between EA1 and EA2. Existing buildings must achieve 9 LEED™ credits between EA1 and EA2. Higher certification levels (gold and platinum) required when resources and conditions permit.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
109 Tybee Island, GA	Green Building Policy	<u>City Policy</u>	M	M	LEED™	All new city buildings				LEED™ Silver Certification required; strive for highest certification possible when project resources and conditions permit. If estimated payback period of increased building costs to meet LEED™ Silver standard is greater than 5 years, City Staff may recommend different certification level.
110 Greater Vancouver Region, BC	Greater Vancouver Regional District	<u>Resolution</u>	M	M	LEED-BC™	All new Greater Vancouver Regional District facilities greater than 500 square meters			Greater Vancouver Regional District staff	LEED-BC™ Gold certification required. LEED-BC™ Energy Section must include points to ensure 30% energy reduction below code.
111 Washington, DC	District of Columbia Green Building Act of 2005	<u>City Policy</u>	M	M	LEED™	All new District owned buildings, and projects receiving District funding, sponsoring, or subsidy, over 20,000 GSF				LEED™ Silver minimum certification required. In 2008, standard is increased to LEED™ Gold and include 4 energy optimization performance credits. Gold and Platinum certifications encouraged to maximum extent feasible.
	District of Columbia Green Building Act of 2005	<u>City Policy</u>	C	M	LEED™	Private projects receiving District funding, sponsoring, or subsidy, over 20,000 gross SF				see above

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
Washington, DC continued	District of Columbia Green Building Act of 2005	City Policy	M	M	LEED-EB™	All renovations on District buildings affecting 20,000 GSF				LEED-EB™ Certification required. In 2008, standard is increased to LEED-EB™ Silver. In 2010: all district-owned buildings built before 2005 must achieve an Energy Star rating greater than 75 and 4 LEED-EB™ energy optimization performance credits.
	District of Columbia Green Building Act of 2005	City Policy	C / MF	M	LEED™	All non-District sponsored projects requiring a certificate of occupancy				LEED™ Certification required beginning 2008. Buildings must submit Green Building checklist including measures to achieve LEED™ and Energy Star Certifications. Projects must include 4 LEED™ energy optimization performance credits. In 2010 standard increases to LEED™ Silver, and achieve an Energy Star rating greater than 75.
	District of Columbia Green Building Act of 2005	City Policy	C	M	LEED™	Private non-residential buildings greater than 50,000 GSF				Starting Jan 2009 all projects must submit a LEED™ checklist to receive a building permit. Starting Jan 2012, all covered buildings must achieve LEED™ Certification.
	District of Columbia Green Building Act of 2006: Green Building Incentive Program	City Policy	C / MF / R / I	V	LEED™		Private projects seeking LEED™ certification may apply for expedited permit review			

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112 West Hollywood, CA		<u>Ordinance</u>	M / MF	M	LEED™	All municipal new construction, renovations, or public building tenant improvements, greater than 10,000 SF				LEED™ certification required.
		<u>Municipal Code</u>	C / MF	M	LEED™, West Hollywood Green Building Program	All new commercial development or residential developments with 3 or more units				All projects must submit an initial green building plan and a follow-up after construction. Buildings must achieve 60 points in the West Hollywood Green Building Program or achieve LEED™ certification. If LEED™ certification is pursued, developer must retain a LEED AP, register the project with the USGBC, and submit LEED™ checklist and documentation with initial green building plan.

Jurisdiction	Program	Policy Vehicle	Application (M/C/MF/R/I)	Participation (M/V)	Performance Standard	Extent of Jurisdiction	Incentive Options	Funding Sources	Operational Staff	Details
		<u>Municipal Code</u>	C	V	West Hollywood Green Building Program	All new commercial and mixed use developments achieving greater than 90 points in the West Hollywood Green Building Program	Optional incentives include: 0.1 FAR (floor-area ratio) bonus; reduced parking requirement; small lots with alley access may reduce parking by 50%; expedited permitting.			All new developments and remodels must follow an 18-point guideline including the following: 80% construction waste recycling; photovoltaic ready design; construction air quality management plan; low VOC interior finishes; CA energy efficiency standards; Energy Star appliances; permeable surfacing, landscaping, stormwater runoff and water conservation targets; others.
		<u>Municipal Code</u>	MF	V	West Hollywood Green Building Program	All new multi family residential and mixed use developments achieving greater than 90 points in the West Hollywood Green Building Program	Some optional incentives include: reduced parking requirement; 50% vegetated green roof meets common open space requirements; or use of setbacks as required common space allotment.			see above
113	Whatcom County, WA	Whatcom County Green Building Resolution	<u>Resolution</u>	M / C / MF	M	LEED™	All new and renovated city projects over 5,000 SF and projects for which the city provides the majority of funding.			LEED™ Silver certification is required for buildings greater than 5,000 SF. Resolution also promotes LEED™ for private sector development not receiving municipal funding.