

- #11 Resolution No. 10-114 adopted establishing a voluntary Pinellas County green building program, including incentives to support the building of resource-efficient homes and businesses (Culture, Education and Leisure/Building and Development Review Services).
- Motion - Commissioner Welch  
Second - Commissioner Latvala

In response to queries by Commissioner Bostock, County Administrator Robert S. LaSala indicated that staff time is available to implement the program; and that it is staff's intent to review the program annually. Commissioner Bostock expressed concern regarding the clarity of the language in Section 8.0.(2) and offered an amendment to the motion to change Section 8.0.(2) to read, *The program shall be subject to review one year after the effective date of this resolution and annually thereafter*, and the maker and the seconder of the motion accepted the amendment.

Discussion ensued and in response to comments and queries by Commissioners Brickfield and Bostock, Chief Assistant County Administrator Mark Woodard discussed the intent of the program and the applicable fees from the various Leadership in Energy and Environmental Design (LEED) accreditation agencies. He related that the purpose of the program is to provide the incentive of expedited building review to developers that build green; whereupon, Mr. LaSala indicated that the program does not preclude anyone from following the LEED guidelines but not filing for the designation, noting that the developer would not receive the incentives built into the program without the designation.

In response to comments and query by Chairman Seel, Mr. Woodard confirmed that the LEED certification is not received until after the project is complete; and explained that the program relies on the developer submitting a document signed by one of the various accrediting agencies indicating that the project is intended to be a LEED project; whereupon, Mr. LaSala indicated that the County can provide developers with the materials used or the criteria established by the various agencies, but does not have sufficient resources to evaluate submittals beyond a cursory review.

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Thereupon, Commission Bostock commented that making the program more flexible could have a greater impact.

**RESOLUTION 10-114**

A RESOLUTION TO ESTABLISH A VOLUNTARY  
PINELLAS COUNTY GREEN BUILDING  
PROGRAM, WHICH INCLUDES INCENTIVES TO  
SUPPORT THE BUILDING OF RESOURCE  
EFFICIENT HOMES AND BUSINESSES

**WHEREAS**, the Pinellas County Board of County Commissioners adopted the *Pinellas County Comprehensive Plan* in 1989, demonstrating it's commitment to provide a regulatory and planning foundation to protect the County's environmental resources; and

**WHEREAS**, the Pinellas County Board of County Commissioners unanimously adopted Pinellas County Resolution No. 06-206 affirming it's commitment to work in partnership to achieve a vision of sustainability, and to encourage sustainable values and practices in the public and private sector; and

**WHEREAS**, in 2008 the Pinellas County Board of County Commissioners adopted substantial amendments to the Comprehensive Plan with the guiding principles, goals, objectives and policies centered around the theme of "planning today for a sustainable tomorrow;" and

**WHEREAS**, Pinellas County Administrative Directive No. 6-11 establishes operation guidelines for County facilities regarding energy and water, as well as encouraging the construction of LEED compliant buildings to achieve County sustainability goals; and

**WHEREAS**, Pinellas County has received Silver level certification as a Green Local Government from the Florida Green Building Coalition recognizing it's commitment to a comprehensive program of sustainable government; and

**WHEREAS**, the State of Florida adopted HB 7135 which under the section titled Energy Conservation and Sustainable Buildings (ss. 255.251- 255.257, F.S.) describes the importance of green buildings and mandates that all county buildings be constructed to meet the LEED rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Department of Management Services; and

**WHEREAS**, Pinellas County commits to high performance building practices that protect the quality of our air, water and other natural resources; provide employees and the public with safe and healthy indoor environments; minimize our ecological footprint; reduce operating and maintenance costs over the life of the building; and serve as a model to others.

**NOW, THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY FLORIDA, AT A DULY ASSEMBLED MEETING HELD ON THIS 7 DAY OF SEPTEMBER, 2010, AS FOLLOWS:

**Definitions:**

The following words, terms and phrases, when used in this resolution, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

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

*County:* Means the County of Pinellas, Florida.

*FGBC:* Acronym for the Florida Green Building Coalition, Inc., a Florida 501(c) 3 not-for-profit corporation whose mission is to establish and maintain a Florida system of statewide green building standards and third party certification programs with environmental and economic benefits.

*FGBC Green Local Government designation:* A designation given by FGBC to a City or County that achieves the requirement of their local government rating system that examines environmental best practices for all local government functions. Levels of platinum, gold, silver and certified can be achieved.

*Green Building:* A designation given to buildings that have achieved the requirements of the green building rating system defined in this green building program.

*LEED:* The Leadership in Energy and Environmental Design Rating System of the U.S. Green Building Council.

*NAHB:* Acronym for the National Association of Home Builders, an association dedicated to making housing a national priority.

*Program:* The County's green building program.

*Program Certification:* The final designation awarded to a program participant for satisfying all requirements associated with the program for a particular project.

*Program Participant:* Any person or entity seeking program certification for a particular project.

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

*Project Application Form:* The form submitted to the County indicating that a program participant is interested in participating in the program for a particular project.

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

*USGBC:* Acronym for the United States Green Building Council, a non-profit organization whose mission is to transform the way buildings and communities are designed, built and

operated, enabling an environmentally and socially responsible, healthy and prosperous environment that improves the quality of life.

**Sec. 1.0. TITLE**

The provisions of Section 1.0 through Section 10 inclusive shall be known as the "Pinellas County Green Building Program."

**Sec. 2.0. PURPOSE AND INTENT**

The purpose of this resolution is to demonstrate the County's leadership in sustainability by promoting and supporting green certified buildings in Pinellas County that contribute to a more sustainable built and natural environment. The program created by this resolution defines a certification-based green building program, provides incentives for building green and requires reporting criteria to track the number of certified green buildings in Pinellas County. Intended benefits of green building are identified below:

(1) High performance sustainable buildings are a means of balancing economic development with the preservation of the quality of life. High performance buildings provide occupants and visitors with a healthier and more productive environment, minimizes ecological footprint, and reduces operating and maintenance costs over the life of the building.

(1) High performance buildings are a part of the vision towards a sustainable future that meets today's needs of a stable, diverse and equitable economy without compromising the ability of future generations to meet their own needs. High performance buildings can protect the quality of the air, water, land and other natural resources, minimize human impacts on worldwide ecosystems, and reduce greenhouse gas emissions.

**Sec. 3.0. DESIGNATION OF RESPONSIBILITY FOR ADMINISTRATION AND IMPLEMENTATION**

Responsibility for this certification-based green building program will be shared by Pinellas County Extension and Pinellas County Building and Development Review Services Department, with specific responsibilities identified below:

Pinellas County Extension will:

(1) Support green building in the County by including resources on its website such as green building educational opportunities and green building certifying entities and/or raters;

(2) Develop appropriate and/or necessary application procedures and supporting program materials;

- (3) Implement a County database that monitors and tracks the green features and/or ratings of homes and buildings developed countywide; and
- (4) Develop a system of community indicators related to green building and link the system to a Geographic Information System or similar mapping system to further assist with monitoring the impact of green building within the County.

Building and Development Review Services will:

- (1) Receive the building permit application for a residential or commercial green building authorized through this resolution. Application must be accompanied by the appropriate checklist for USGBC, or FGBC, or the NAHB designation standard and must include the signature of an appropriate and accredited rater for the designated standard; and
- (2) Provide expedited reviews to any program participant satisfying the application requirements associated with the program. Applicants must provide appropriate documentation of completed certification to the county. Applicants that fail to keep their commitments may be deemed ineligible for any future, expedited reviews.

#### **Sec. 4.0. GREEN BUILDING COVERAGE**

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

- (1) New residential and sub-division construction;
- (2) Residential retrofitting/remodeling;
- (3) New commercial/non-residential construction; and
- (4) Commercial/non-residential retrofitting/remodeling

#### **Sec. 5.0. GREEN BUILDING STANDARDS**

In addition to the Florida Building Code and the Pinellas County Land Development Code, the program shall be administered using standards developed by the Florida Green Building Coalition, the U.S. Green Building Council and the National Association of Home Builders.

These standards shall apply to the sub-programs as follows:

- (a) **FGBC:**
  - i. Applicants using this standard for program certification for residential construction should satisfy all requirements associated with the applicable standard. Such standards include Green Hi-Rise Residential Standard, or Green Home Standard, or the Green Development Designation Standard.

- ii. Applicants using this standard for program certification for commercial construction should satisfy all requirements associated with the Green Commercial Building Standard.

**(b) USGBC (LEED):**

- i. Applicants using this standard for program certification for residential construction should satisfy all requirements associated with the applicable standard. Such standards include LEED for New Construction and Major Renovation, or LEED for Homes, or LEED for Neighborhood Development.
- ii. Applicants using this standard for program certification for commercial construction should satisfy all requirements associated with the applicable standard. Such standards include LEED for Retail, or LEED for Commercial Interiors, or LEED for Existing Buildings

**(c) NAHB:**

- i. Applicants using this standard for program certification for residential construction should satisfy all requirements associated with the National Green Building Standard.

**Sec. 6.0. INCENTIVES**

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

- (1) All sub-programs: For any program participant seeking program certification, Building and Development Review Services will provide expedited reviews for green building projects. For the purpose of this resolution, affordable housing projects take precedence over green building projects.
- (2) Marketing for all sub-programs: Applicants who successfully fulfill the requirements of the resolution will be recognized on the County's Geographic Information System or similar mapping system which will be maintained by Pinellas County Extension Service.

**Sec. 7.0. CERTIFICATION**

The program shall be subject to certification by a qualified third party representative. For the purpose of this section of the program, "third party" means any person or entity authorized by the FGBC, USGBC or NAHB to certify a program participant has satisfied the requirements associated with the standard designated for a particular project.

**Sec. 8.0. PROGRAM REVIEW**

- (1) Staff review: Pinellas County Extension shall provide for a review of the program to determine the need for changes 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 annually thereafter.
- (3) Purpose: The purpose of reviewing the program includes but is not limited to evaluating program incentives, recommending program changes and reviewing suggestions made by program participants.

**Sec. 9.0. SEVERABILITY**

If any portion of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate provision and shall not affect the validity of the remaining portions of the resolution.

**Sec. 10.0. EFFECTIVE DATE**

This resolution shall take effect on the date on which it is enacted by the County.

Commissioner Welch offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Latvala, and upon roll call, the vote was:

Ayes: Seel, Latvala, Morroni, Welch, Bostock, Brickfield, and Harris.

Nays: None.

Absent and not voting: None.