

**CHAPTER
105
Development Standards**

DIVISION 5: GREEN BUILDING CERTIFICATION STANDARDS

105-51 SUSTAINABLE BUILDING

The City of Dunedin finds that sustainable “green building” practices can significantly lower the energy and water consumption of buildings, their operating costs, and the amount of solid waste they generate while improving occupant health and productivity which are critical to the public welfare. The purpose of this section is to define a certification-based “green building” program with incentives that will promote a more sustainable city in both the public and private sector.

105-51.1 City Policy

The construction of any city owned or sponsored new building(s) and major additions and renovations to existing buildings are mandated by Florida statute to meet the requirements regarding the construction of energy-efficient and sustainable buildings as is further specified by Chapter 225, F.S.

The construction of any city owned or sponsored new building(s), affordable housing units, and major additions, shall be certified by the Florida Green Building Coalition (FGBC); or the US Green Building Council (USGBC) as described in section 105-51.2 *Green Building Standards* or equivalent certifying authority similar to the FGBC or the USGBC. Buildings which have no full-time staff and are less than 50% air-conditioned are exempt from the green building certification requirement, but shall be constructed to comply with one of the certifying authorities above.

City sponsored buildings include those projects where the city has donated property, or provided monetary contributions. Adherence to the aforementioned “green building” policy shall be a condition to such sponsorship; however, this requirement may be waived or modified by a majority vote of the city commission.

In addition, any building that the city leases for municipal use shall be certified as described in section 105-51.2 *Green Building Standards* or shall be certified as an Energy Star building. Prior to the city entering into any rental agreement for a building or structure, a copy of the building’s Energy Star certificate and/or green building certificate shall be provided.

105-51.2 Green Building Standards

For city constructed or sponsored buildings and developments the following certification shall apply based on project type:

- (A) Neighborhood Developments that are owned, funded, or sponsored by the city shall satisfy all of the requirements associated with either:
 - 1. the current Green Development Designation Standard of the FGBC; or
 - 2. the current LEED for Neighborhoods and Developments rating system program; or
 - 3. an equivalent program using as a standard equivalent green building certification analysis.
- (B) New residential projects that are owned, funded, or sponsored by the city shall satisfy all of the requirements associated with either:
 - 1. the current Green Home Standard of the FGBC; or
 - 2. the current USGBC LEED for Homes® program; or
 - 3. the current Hi-Rise Residential Standard of the FGBC for projects above three stories; or
 - 4. an equivalent program using as a standard equivalent green building certification analysis.
- (C) Additions and renovations of existing homes that are owned, funded, or sponsored by the city and exceed 50% of the just market value as determined by the tax assessor shall meet requirements of either:
 - 1. the current Green Home Designation Standard of the FGBC; or
 - 2. the current LEED for Homes® program; or
 - 3. the current Green Hi-Rise Residential Standard of the FGBC for projects above three stories.; or
 - 4. an equivalent program using as a standard equivalent green building certification analysis.
- (D) New commercial, industrial, and institutional buildings that are owned, funded, or sponsored by the city shall satisfy all of the requirements associated with either:
 - 1. the current Green Commercial Building Standard of the FGBC; or
 - 2. the current LEED for Core and Shell program; or
 - 3. the current LEED for New Construction or derived USGBC LEED rating system (e.g., LEED for Schools, LEED for Health Care, LEED for Retail).; or
 - 4. an equivalent program using as a standard equivalent green building certification analysis.
- (E) Additions and remodeling of existing commercial, industrial, and institutional buildings that are owned, funded, or sponsored by the city and exceed 50% of the just market value as listed in the Pinellas County Property Appraisers website shall satisfy all of the requirements associated with either:
 - 1. the current Green Commercial Designation Standard of the FGBC; or
 - 2. the current LEED for Existing Buildings: Operations and Maintenance program; or
 - 3. the current LEED for Commercial Interiors program; or

4. an equivalent program using as a standard equivalent green building certification analysis.
- (F) Rating system versions. City buildings or city sponsored private buildings participating in the green building program shall be bound by the standard designated for the type of building unless the program participant requests to be certified under a more current version of a designated standard and the request is approved by the city's department of planning and development.

105-51.3 Private Voluntary Green Building Incentive Details

The city offers assistance in the "green building" certification process, and encourages builders and developers to employ green building strategies that conserve water and energy, reduce the generation of solid waste, and improve occupant health and productivity. To encourage private builders and developers to voluntarily construct buildings as described in section 105-51.2 *Green Building Standards* and receive the corresponding certification, the city shall provide incentives on the stipulation that the builder or developer furnish a copy of the project's green building certificate to the city's department of planning and development. Incentives include fast track permitting, a 10% density bonus, recognition at a city commission meeting, inclusion of project details on the city's green building webpage, informative banners placed at the project site, and a 25% reduced parking requirement. In addition to these incentives, the city shall offer permit fee rebates to projects that receive the specified certification levels, as outlined below:

- Certified/Bronze, permit fee rebates of 25%
- Silver, permit fee rebates of 50%
- Gold, permit fee rebates of 75%
- Platinum, permit fee rebates of 100%

105-51.4 Certification

At the time of preliminary concept review, the developer shall be required to submit a green building checklist to serve as a good faith demonstration of the developer's intent to achieve LEED certification and the methods that will be utilized to achieve said certification. The most recent LEED Scorecard, most recent version of the FGBC checklist, or equivalent green building certificate checklist shall be submitted depending on the certification the developer is seeking. Each project shall be subject to certification by a qualified third party inspector or city inspector who has been trained and certified as a certifier for the appropriate green building certification for which the builder or developer is seeking. For the purpose of this section of the program, "third party" means any person or entity authorized according to the requirements of the standard in section 105-51.2 *Green Building Standards* for a particular project. Projects that take advantage of the green building incentives, as outlined in 105-51.3 *Private Voluntary Green Building Incentive Details*, but fail to furnish a copy of the certification achieved to the city's department of planning and development, shall not receive a certificate of occupancy until a copy of the certification is filed.

105-51.5 Education and Training

- (A) The city in conjunction with FSEC, FGBC, USGBC, or other green building organizations, shall conduct at least one training workshop per year for the purpose of educating potential or current program participants, members of the Development Review Committee (DRC), elected officials, and the general public about the program.
- (B) The city shall make available a meeting space at a government facility for green building programs offered by organizations that are of a general nature (not product specific).