
Sec. 13-320. Green building construction.

- (a) *Purpose and intent.* The city has determined that the demolition, construction, and maintenance of buildings within the city has a significant impact on the city's environmental sustainability, resource usage, waste management, and the health and productivity of the residents, workers, and visitors. Green building construction increases the efficiency with which buildings and their sites use and harvest energy, water, and materials thereby reducing building impacts on human health, the environment, and the city. The city has also determined that the use of certified green building professionals during the design and planning of a project can significantly improve the sustainability of the finished product and the efficiency at which it is implemented.
- (b) *Development requirements for all new development or redevelopment applications.* Development requirements for all new development or redevelopment applications are as follows:
- (1) All new development or redevelopment applicants must retain a LEED accredited professional within their planning and design team.
 - (2) All new development or redevelopment applications shall address the following green building components at time of development application submittal as indicated in subsection (c).
 - a. Sustainable site development.
 1. Construction pollution prevention.
 2. Construction site materials recycling.
 3. Stormwater management.
 4. Alternative transportation.
 5. Minimizing heat island effect.
 - b. Water efficiency.
 1. Innovative water technologies.
 2. Water efficient landscaping.
 - c. Energy efficiency.
 1. Minimum energy performance.
 2. On-site renewable energy.
 - d. Indoor environmental quality.
 1. Indoor air quality.
 - e. Materials and recycling.
 1. Recycling of demolition waste.
 2. Storage and collection of recyclables post-occupancy.
 3. Building reuse.
 4. Regional materials.
 - (3) Property owner must maintain green building components for the life of the building.
- (c) *Submittal requirements.*

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- (1) At the time of site plan submittal, property owner shall provide a written letter addressing each component listed in subsection (b)(2). The letter must identify in detail how the property owner intends to demonstrate green building within the proposed site and building(s). Site plans shall indicate compliance in the form of notes, drawings, or any other form of details. In addition, the application shall include a checklist for each green building item and indicate how each item will exceed the requirements of the Florida Building Code and other applicable codes.
 - (2) Concurrent with site plan submittals and building permit submittals, appropriate documentation shall be provided identifying the LEED accredited professional on the applicant's team.
 - (3) At time of building permit submittal, property owner shall provide a checklist for each green building item identified during the site planning process. The checklist must indicate how each item will exceed the requirements of the Florida Building Code and other applicable codes.
- (d) *Applicability.*
- (1) All new commercial, office, industrial, hotels, and civic uses are subject to green building construction requirements.
 - (2) All new mixed-use projects. For the purpose of this section, a mixed-use project is defined as any project that contains a development program of residential and non-residential uses within the project boundaries and is submitted under a mixed-use zoning classification.
 - (3) All new residential uses, except one (1) single family home on an existing platted lot with an agricultural district (A-1) or residential single family detached district (RS-1) classification.
- (e) *Alternatives.*
- (1) As an alternative to this section, projects can fulfill the green building requirements by obtaining certification through an outside organization. A valid certification must be obtained by one (1) of the following organizations to be exempt from this section:
 - a. United States Green Building Council (LEED).
 - b. Florida Green Building Coalition, Inc.
 - (2) At time of site plan submittal, property owner must provide a letter stating the intent to construct a green building project and identify the certification organization.
 - (3) At time of building permit submittal, the property owner must provide appropriate documentation demonstrating the progress of certification and tentative certification timeframe.
 - (4) Proof of certification must be provided to the development services department no later than eighteen (18) months from final building certificate of occupancy.
 - (5) Property owner must maintain certification for the life of the building. Certification status and procedures shall be determined by the organization certifying the building(s).
- (f) *Exemptions.*
- (1) Accessory buildings in any zoning district with a building floor area less than five thousand (5,000) square feet.
 - (2) Mobile homes.
 - (3) Additions on residential homes.
 - (4) Addition on nonresidential structures where the addition does not exceed fifteen (15) percent of total floor area of existing structure(s) on site.
 - (5) Demolitions of less than one thousand five hundred (1,500) square feet.

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