

# SUSTAINABLE BUILDINGS POLICY

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CITY OF CHAMBLEE  
SUSTAINABILITY PROGRAM

05.15.18

[3506 BROAD STREET]  
[CHAMBLEE, GA 30341]

# SUSTAINABLE BUILDINGS POLICY

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## PURPOSE

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The purpose of this policy is to establish guidelines for the City of Chamblee to plan, design, construct, manage, renovate, and maintain its facilities and buildings in a sustainable manner. Sustainable buildings are designed to reduce the overall impact of the built environment on human health and the natural environment. Sustainable buildings accomplish these goals in three main areas, first, by efficiently using energy, water, and other resources; second, by protecting occupant health and improving employee productivity; and third, by reducing waste, pollution and environment degradation.

Several different certification programs and benchmarks exist to rate the sustainability of a building. One such standard is the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system. Additionally, the Environmental Protection Agency and United States Department of Energy's ENERGY STAR and Southface Energy Institute's EarthCraft Light Commercial programs include guidelines for buildings that are not LEED certified.

The intent of this policy is to ensure that all new buildings constructed by the City of Chamblee shall be designed and measured using these or similar programs and/or efficient fixtures and equipment. The sustainable building programs listed under this policy and any additional programs for consideration shall be approved by the Planning and Development Director.

This policy reinforces the City's commitment to environmental, economic, and social stewardship. By incorporating environmental considerations into public use of resources, the City of Chamblee will positively impact human health and the environment, reduce costs and improve the environmental quality of the region.

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## DEFINITIONS

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When used in this policy, the following words, terms and phrases, and their derivations shall be the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

**AGENT** means an official contracted or subcontracted person who is authorized to act on behalf of the City of Chamblee and represent their interests.

**CITY PLANNING AND DEVELOPMENT DIRECTOR** means the Planning and Development Director or other employee or agent as designated by the City Manager

**ENERGY STAR** means a joint program of the U.S. Environmental Protection Agency (EPA) and the United States Department of Energy which aims to protect the environment through energy efficient products and practices. ENERGY STAR is also an energy

performance rating system. The EPA also recognizes top performing buildings with the ENERGY STAR designation.

**EMPLOYEE** means an individual drawing a salary or wage from the City, whether on a full-time, part-time basis or contractual third-party. The term shall encompass all members of the City without regard to whether or not such individual is compensated.

**LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)** means a regulatory system for construction that establishes several levels of environmental achievement from a Certified rating to a Platinum rating.

**OFFICIAL** means any elected or appointed person who holds office or serves in a position of public capacity.

**WATERSENSE** is a U.S. Environmental Protection Agency (EPA) program designed to encourage water efficiency in the United States through the use of a special label on consumer products.

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## SCOPE

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This policy applies to both new construction and renovations.

1. LEED/Green Certification
  - a. New Construction
    - i. The Leadership in Energy and Environmental Design (LEED) rating system, developed by the U.S. Green Building Council shall be used as guidance for a design and a measuring tool to ensure that new construction is designed sustainably and according to national standards.
    - ii. Facilities and buildings over 5,000 gross square feet of occupied space or one million dollars in total project cost shall be certified under the Leadership in Energy and Environmental Design for New Construction (LEED-NC) certification standards. The specified certification can be one of four certification levels: Certified, Silver, Gold, or Platinum. Ideally, new construction should achieve the LEED-NC Silver rating or higher, when feasible.
    - iii. Other certification programs may be used in lieu of LEED, when approved by the Planning and Development Director.
    - iv. Facilities and buildings under 5,000 gross square feet of occupied space or less than one million dollars total project cost are encouraged to be designated LEED-NC Certified. However, if LEED-NC certification is not feasible, smaller buildings must be certified using Energy Star or EarthCraft Light Commercial standards.
  - b. Renovations
    - i. Renovations are defined as a project that includes construction activity that make substantial changes to at least one entire room in the building and requires the isolation of the work site from the regular building occupants for the duration of the work. Renovations can affect no more than 50% of the total building floor area, or affect over 50% of the regular building

occupants. Work that exceeds these limits must be considered new construction. Renovations that affect less than 5% of the floor area are considered minor and are exempt from this policy.

- ii. All renovations must follow the LEED Guidelines for Existing Buildings. If LEED Existing Building certification is not feasible, renovations must be certified using Energy Star, EarthCraft Light Commercial standards, or another program approved by the Planning and Development Director.

2. Ultra-High Plumbing Fixtures

- a. All new plumbing fixtures installed shall be WaterSense labeled with the following minimum efficiency rates:
  - 1. Toilets: 1.1 gpf
  - 2. Urinals: 0.125 gpf
  - 3. Faucets/aerator: 1.0 gpm, unless a higher flow rate is dictated by sink use (e.g.: kitchen prep sink).
- b. Existing inefficient toilets (3.5 gpf or greater), urinals (1.0 gpf or greater) and faucets/aerators (2.2 gpm or greater) in all buildings owned by the City shall be retrofitted with ultra-high plumbing fixtures meeting this policy based on a schedule adopted by City Council.

3. ENERGY STAR Equipment and Fixtures

- a. All new eligible equipment and fixtures installed shall be ENERGY STAR labeled.

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### EXCEPTIONS

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The City of Chamblee's policy to ensure all new and renovated buildings are constructed and operated in a sustainable manner is not always practicable. The following situations are exceptions to the Sustainable Buildings Policy:

- 1. Historically designated buildings with design considerations which limit the inclusion of green materials or building techniques.
- 2. Projects for which achieving LEED certification would increase costs by 20% or more such that the project is no longer financially feasible. Some projects may be burdened with other extraordinary upfront costs that act as a financial barrier to development, for example, development on Brownfield sites, development on sites without infrastructure, or historic preservation projects.
- 3. If a structure or use type is not eligible under these certification standards, sustainable options and fixtures shall be selected in accordance with this policy.
- 4. No practical green alternative exists for the proposed improvement.

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### RESPONSIBILITY

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As the steward of the City's sustainability program, the Planning and Development Director shall have the following duties and powers in regards to the Sustainable Buildings Policy.

- 1. Work with all City Department Heads to make certain that employees are aware and educated about this Sustainable Buildings Policy.

2. Work with Chief Building Official to ensure that the Sustainable Buildings Policy is practiced in all City building projects.
3. Work with all City Department Heads to make certain that this practice is monitored.