

# Regional Green Building Policies *and* Programs Overview



## The Intergovernmental Green Building Group

***“Promoting cooperation on green building issues  
in the  
Metropolitan Washington region”***



**April 2009**

This document is developed and maintained by the *Intergovernmental Green Building Group* and is used as a peer-to-peer resource guide.

# COG Regional Green Building Policies and Programs Overview

*Leading by example, about 60 percent of the COG membership has green building policies and programs in place for public facilities and/or private development.*

Jurisdiction and Green Building Contact Information	Policies for Public Facilities	Policies for Private Development
<b>VIRGINIA</b>		
<p><b>City of Alexandria, VA</b>  <a href="http://www.alexandriava.gov">www.alexandriava.gov</a></p> <p><b>Contacts:</b>            Jeremy McPike  <a href="mailto:jeremy.mcpike@alexandriava.gov">jeremy.mcpike@alexandriava.gov</a></p> <p>Erica Bannerman  <a href="mailto:erica.bannerman@alexandriava.gov">erica.bannerman@alexandriava.gov</a></p>	<p>Green Building Policy for City facilities. Requires:</p> <ul style="list-style-type: none"> <li>• Analysis procedures for LEED feasibility for facilities 5,000 or greater</li> <li>• Staff green building training</li> <li>• Procurement practices for green Architectural/ Engineering services, buildings maintenance, and supplies</li> <li>• LEED-registered projects in planning and construction. 12, 000 sq ft green roofs.</li> <li>• LID demonstration projects</li> <li>• Participation in Energy Star, Rebuild America, and the USGBC.</li> <li>• Public Schools incorporate energy conservation and green measures</li> </ul> <p>Green public projects in construction include TC Williams High School - LEED certification pending (Awarded Virginia Sustainable Building Network's Green Innovation Award), and the Charles Houston Recreation Center.</p> <p>LEED registered projects include the new DASH Bus Facility, Police Department, and Human Services under LEED Existing Building.</p> <p>A 5,000 square foot green roof and 5,000 square foot bioretention area will be installed at Coral Kelly Magnet Elementary School by 2009.</p> <p>Additionally, the Station at the Yard project is a mixed-use building with a LEED registered</p>	<p>Checklist that tracks green building/ sustainable development practices</p> <p>Contractors of new developments required to complete LEED assessment checklist explaining how the development will voluntarily comply with LEED.</p> <p>Private Development includes the first LEED - Gold certified condo Project in Virginia at the Cromley Lofts.</p> <p>Ongoing public education to encourage the implementation of green building practices.</p> <p>Planning staff is developing possible incentives, appropriate standards, submission requirements, and the City's review process for green buildings.</p>

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	<p>fire station and retail for the first floor and four stories of EarthCraft affordable/ workforce housing units above.</p>	
<p><b>Arlington County, VA</b>  <a href="http://www.arlingtonva.us">www.arlingtonva.us</a></p> <p><b>Contact:</b>  <b>Joan Kelsch</b>  <a href="mailto:jkelsch@arlingtonva.us">jkelsch@arlingtonva.us</a></p>	<p>Formal policy supporting sustainable practices and requiring LEED Silver certification for all public buildings over 5000 sq ft.</p> <p>Green public buildings include LEED certified Langston Brown School and Community Center; LEED certification pending for Walter Reed Community Center, Parks Operations, Shirlington Library, and Fire Station 5.</p> <p>Online public disclosure of energy use in public buildings planned for Fall 2008.</p>	<ol style="list-style-type: none"> <li>1. LEED Scorecard for site plan projects. Expectation 26+ credits. Staff oversight.</li> <li>2. Density Incentive of .15-.35 FAR for LEED certification (ranging from certified to platinum). Bond to ensure compliance.</li> <li>3. \$0.03/sq ft contribution to Green Building Fund for projects not seeking LEED certification.</li> <li>4. Energy Star requirement for appliances and fixtures in multifamily buildings.</li> <li>5. Voluntary Green Home Choice program based on EarthCraft.</li> </ol>
<p><b>Fairfax County, VA</b>  <a href="http://www.fairfaxcounty.gov">www.fairfaxcounty.gov</a></p> <p><b>Contact:</b>  <b>Noel Kaplan</b>  Department of Planning and Zoning  <a href="mailto:Noel.Kaplan@fairfaxcounty.gov">Noel.Kaplan@fairfaxcounty.gov</a></p>	<p>Sustainable Development Policy for Capital Projects adopted by Board of Supervisors, February 2008.</p> <p>Goal of LEED silver certification for county projects greater than 10,000 square feet in size; project teams encouraged to meet LEED ratings beyond Silver if practicable.</p> <p>Goal of LEED certification for projects between 2,500 and 10,000 square feet; project teams encouraged to attain LEED Silver level if practicable.</p> <p>Highest LEED level practical for smaller projects.</p> <p>Energy Management Control Systems into all new county buildings and retrofits.</p> <p>LID demonstration projects.</p>	<p>Comprehensive Plan Amended in December 2007 to incorporate support for green building practices.</p> <p>Plan linkages established between the incorporation of green building/energy conservation practices and the attainment of certain Comprehensive Plan Options, planned uses, and densities/intensities of development.</p> <ul style="list-style-type: none"> <li>• LEED certification or equivalent for nonresidential and multi-story multifamily residential zoning proposals in growth centers seeking: <ul style="list-style-type: none"> <li>- The high end or Overlay Level of the planned density/intensity range;</li> <li>- A Comprehensive Plan Option;</li> <li>- A change in use from what would be allowed as a permitted use under existing zoning.</li> </ul> </li> <li>• ENERGY STAR® Qualified home designations for other residential development proposals at the</li> </ul>

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		<p>high end of the Plan density range.</p> <p>Policy Plan support for better site design, LID, and energy/water conservation</p> <p>Proffer commitments negotiated during zoning process for variety of green building and LID practices.</p> <p>Ongoing public education to encourage LID techniques, including LID demonstration projects.</p>
<p><b>City of Fairfax, VA</b></p> <p><b>Contact(s):</b></p>		
<p><b>City of Falls Church, VA</b></p> <p><a href="http://www.fallschurchva.gov">www.fallschurchva.gov</a></p> <p><b>Contacts:</b>  <b>Doug Fraser</b>  Building Official/Director of Building Safety  <a href="mailto:dfraser@fallschurchva.gov">dfraser@fallschurchva.gov</a></p> <p><b>Elizabeth Perry</b>  Senior Planner  <a href="mailto:eperry@fallschurchva.gov">eperry@fallschurchva.gov</a></p>	<p>City Council Vision and Strategic Plan promotes green building and LID. Directs staff to create green building program for public and private buildings.</p> <p>Comprehensive Plan incorporates policies for green building.</p> <p>Energy management system in City Hall.</p> <p>LID demonstration project of a rain garden and pervious pavers in City Hall area.</p>	<p>City Council Vision and Strategic Plan promotes green building and LID. Directs staff to create green building program for public and private buildings.</p> <p>Strategies for implementing goals of the Comprehensive Plan include policies for promoting green building and low impact development.</p> <p>Utilization of LEED criteria in the design of a project is one of 13 criterion evaluated in the consideration of special applications (seeking additional density and/or mixed use).</p> <p>Residential Green Home Award program implemented through the Division of Building Safety.</p>
<p><b>Loudoun County, VA</b></p> <p><a href="http://www.loudoun.gov">www.loudoun.gov</a></p>	<p>The Office of Capital Construction has developed and is implementing a Green Building Policy. LEED projects currently on the boards:</p> <p>1- Brambleton Public Safety Center  2- Eastern Loudoun Respite Center</p>	<p>Countywide Housing Policies, CPAM 2007-0001 - Adopted September 18, 2007</p> <p>Guiding Principles Policies - The County encourages development that utilizes energy efficient design and construction principles, promotes high</p>

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<p><b>VIRGINIA</b></p>	<p>3- Western Loudoun Sheriff's Station  4- LC Youth Shelter  5- Lucketts Community Center Renovation  6- Bluemont Community Center Addition and Renovation</p> <p>Energy audits and lighting retrofits are ongoing for existing County buildings.</p> <p>The LC Board of Supervisors has recently adopted and is implementing:  1- COG's Cool Capital Challenge  2- COG's Intergovernmental Green Building Group and  3- VML's Green Government Challenge.</p> <p>All Requests for Proposals for new capital projects currently require LEED silver certified Buildings.</p>	<p>performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts.</p> <p>Mixed Use Business Zoning District - Adopted December 19, 2007</p> <p>Incentive Program - The Board of Supervisors may grant an increase of 0.1 FAR above the maximum permitted floor area ratio when at least 20% of the total floor area of the district achieves the Leadership in Energy and Environmental Design (LEED) Certification at the Gold level.</p>
<p><b>Prince William County, VA</b>  <a href="http://www.pwccgov.org">www.pwccgov.org</a></p> <p><b>Contact:</b>  <b>John Mitchell</b>  <a href="mailto:jmitchell@pwccgov.org">jmitchell@pwccgov.org</a></p>	<p>Internal policy for green building under consideration</p> <p>Recently completed green police station and development services building to meet LEED certification</p> <p>Energy management control systems being implemented in all new buildings and building upgrades</p>	<p>Green building for private development under review by senior staff</p> <p>-Amendment to the Environmental Chapter of the Comprehensive Plan for green building to be considered during 2008 update.</p> <p>Policy support for better site design, LID, and energy/water conservation in the Comprehensive Plan.</p> <p>Proffer commitments and SUIP conditions negotiated during zoning process for a variety of green building and LID practices.</p>

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<b>MARYLAND</b>		
<p><b>City of Gaithersburg, MD</b>  <a href="http://www.gaithersburgmd.gov">www.gaithersburgmd.gov</a></p> <p><b>Contact:</b>  <b>Erica Shingara</b>  <a href="mailto:eshingara@gaithersburgmd.gov">eshingara@gaithersburgmd.gov</a></p>	<p>Constructed LEED certified Youth Center at Robertson Park in 2006.</p> <p>Adopted legislation requiring LEED Silver certification for municipal buildings in 2007.</p> <p>Designing new LEED Silver certified Youth Center and Indoor Aquatic/Recreation Center.</p>	<p>Development Review: Requires new commercial, institutional, or multi-family development to complete and submit a LEED checklist as part of the site plan and building permit application process.</p> <p>Residential and 4-Story Multifamily: Adopted green residential building code requirements that include ENERGY STAR homes, indoor air quality, construction waste management plans, and homeowner education.</p> <p>Commercial and High Rise Residential: Buildings 10,000-99,999 square feet must achieve LEED Certification from the USGBC. Buildings 100,000 square feet and greater must achieve LEED Silver certification from the USGBC.</p> <p>Education: Partner in M-NCPPC Going Green at Home program with M-NCPPC.</p>
<p><b>Greenbelt, MD</b></p> <p><b>Contact:</b>  <a href="mailto:dmoran@greenbeltmd.gov">dmoran@greenbeltmd.gov</a></p>	<p>City requires LEED Silver certification for public buildings</p>	
<p><b>Montgomery County, MD</b>  <a href="http://www.goinggreenathome.org">www.goinggreenathome.org</a></p> <p><b>Contact:</b>  <b>Mary Dolan, MC Planning Dept.</b>  <a href="mailto:Mary.dolan@mncppc-mc.org">Mary.dolan@mncppc-mc.org</a></p>	<p>Green Building Bill of 2007 requires all new County buildings, additions and major renovations greater than 10,000 square feet, and all building projects receiving County funding of 30% or more meet LEED Silver and Energy Design Standards. Includes life-cycle-cost analysis of alternative systems and components. Required written certification of compliance to energy standards.</p> <p>Senior staff developing green building implementation plan.</p> <p>Energy conservation practices in all County buildings</p>	<p>Green Building Bill of 2007 requires that all private commercial and multifamily development projects over 10,000 sq ft meet LEED certification.</p> <p>Senior staff developing green building implementation plan, including tax incentive package.</p> <p>Going Green at Home outreach and education program for homeowners, builders, and contractors.</p> <p>Master and Sector Plans language encourages green building technology and sustainability</p>

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<b>MARYLAND</b>		
	<p>The Green Building Program for Montgomery County Public Schools (MCPS) works with students, staff and the community to establish MCPS as a model for sustainable school design and operations.</p> <p><a href="http://www.Schools2Green.org">www.Schools2Green.org</a> &lt;<a href="http://www.Schools2Green.org">http://www.Schools2Green.org</a>&gt;</p>	<p>principles. White Flint and Glenmont redevelopment piloting LEED for Neighborhoods standard.</p> <p>Development Review promotes and requests use of high performance measures.</p>
<p><b>Prince George's County, MD</b> <a href="http://www.princegeorgescountymd.gov/">www.princegeorgescountymd.gov/</a></p> <p><b>Contact:</b> <b>Karl Berntson</b> <a href="mailto:keberntson@co.pg.md.us">keberntson@co.pg.md.us</a></p>	<p>General guidelines for environmentally sustainable development. Green building program launch in mid-2007. All new public buildings to be LEED Silver.</p> <ul style="list-style-type: none"> <li>• Opened the 1<sup>st</sup> Certified Green School in Prince George's County.</li> <li>• Suitland Elementary School built to LEED standards.</li> <li>• Reduce energy consumption by 20%/sq ft by 2015 and 25%/sq ft by 2020.</li> <li>• Low VOC paint purchasing for all public buildings.</li> <li>• Single stream recycling has been implemented.</li> <li>• DER constructed the first Green Street in the County in 2007. This consisted up approximately 5 blocks of median turned into filter swales and rain gardens to filter runoff from the streets. At the end of the subdivision, a trash trap system was constructed to trap all trash from storm water runoff.</li> <li>• Automatic sleep mode for networked computers implemented.</li> <li>• Energy Manager hired.</li> <li>• Energy audits of County buildings underway.</li> </ul>	<p>General guidelines for environmentally sustainable development. Green building program under development.</p> <p>County Council adopted energy tax credit for residential solar and geothermal installations.</p> <p>Annual Fall Green Fest for County residents.</p> <p>Encourages private green buildings.</p>

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	<ul style="list-style-type: none"> <li>• Initial Energy Performance projects in progress; more to follow.</li> <li>• Landfill gas from Sandy Hill Landfill is used at NASA as boiler fuel to heat 31 buildings.</li> <li>• Landfill gas utilized to produce electricity which powers County Correctional facility and exports 4.4 MW to the grid. The environmental benefits from producing electricity from County landfill gas are equal to: <ul style="list-style-type: none"> <li>○ Planting 63,000 acres of pine or fir forest</li> <li>○ Removing 51,000 passenger cars from our roads</li> <li>○ Burning 1,500 railcars worth of coal.</li> </ul> </li> </ul>	
<p><b>City of Rockville, MD</b>  <a href="http://www.rockvillemd.gov">www.rockvillemd.gov</a></p> <p><b>Contact:</b>  <b>Nate Wall</b>  <a href="mailto:nwall@rockvillemd.gov">nwall@rockvillemd.gov</a></p>	<p>City Staff are currently drafting guidelines for public facilities to be released for public comment concurrently with the green building program for private development in Fall 2008. It is anticipated that public facilities will have both LEED and ENERGY STAR requirements.</p>	<p>Rockville is in the final stages of approving a new “greener” zoning ordinance, as well as updating the City’s building codes. The building code update includes elements from the “30% Solution” to improve energy efficiency in all buildings, as well as an existing buildings code to facilitate the reuse of existing buildings rather than demolition and new construction.</p> <p>The City’s Environment Commission has made recommendations to the Mayor and City Council on components of Rockville’s green building program beyond the “greener” building codes. City Staff are currently drafting the program for public release in Fall 2008. After public comment, the program is expected to be adopted in early 2009.</p>

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<b>DISTRICT OF COLUMBIA</b>		
<p>Washington, D.C.  <a href="http://www.dc.gov">www.dc.gov</a></p> <p><b>Contact:</b>  <b>Stella Tarnay</b>  <a href="mailto:stella.tarnay@dc.gov">stella.tarnay@dc.gov</a></p>	<p>Under <b>Green Building Act</b> of 2006 legislation:</p> <ul style="list-style-type: none"> <li>• <b>Public commercial projects</b> must meet <b>LEED Silver</b> standards as of Oct. 1 2007. Publicly financed (15%+) and publicly leased projects must meet LEED Silver standards as of Oct. 1 2008. Requirements apply to new construction and substantial improvements (50%+ project value).</li> <li>• Publicly financed (15%+) <b>residential projects</b> over 10,000 sq ft must meet <b>Green Communities</b> or substantially equivalent standard.</li> <li>• Newly constructed public <b>commercial buildings</b> 10,000 sq ft or greater must be designed to achieve 75 points or better using the <b>ENERGY STAR</b> Target Finder modeling tool and be benchmarked annually using ENERGY STAR Portfolio Manager. Results to be made publicly available. Renovated buildings are exempt from Target Finder but not from Portfolio Manager requirements.</li> </ul> <p><b>Building Codes:</b></p> <ul style="list-style-type: none"> <li>• District of Columbia building codes are currently being updated to include more stringent requirements for energy performance, stormwater management, water efficiency, and heat island impact.</li> </ul>	<p>Under <b>Green Building Act</b> of 2006 legislation:</p> <ul style="list-style-type: none"> <li>• All <b>private commercial buildings</b> over 50,000 sq ft permitted January 2009 or later must complete LEED checklist as part of permit process</li> <li>• All private commercial buildings over 50,000 sq ft permitted January 2010 or later and resulting from sale of public property through deposition must meet LEED certification standards</li> <li>• All private commercial buildings over 50,000 q ft permitted in January 2012 or later must meet LEED certification standard</li> <li>• Expedited permitting provided to private green building projects meeting District criteria starting in 2008</li> </ul> <p><b>RiverSmart Homes</b> program provides \$1,200 in funding to homeowners implementing LID innovations:</p> <ul style="list-style-type: none"> <li>- shade trees</li> <li>- cisterns and rain barrels</li> <li>- permeable pavers</li> <li>- rain gardens</li> <li>- BayScaping</li> </ul> <p><b>Building Codes:</b></p> <ul style="list-style-type: none"> <li>• District of Columbia building codes are currently being updated to include more stringent requirements for energy performance, stormwater management, water efficiency, and heat island impact.</li> </ul>

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	<p>Under the <b>Clean and Affordable Energy Act</b> of 2007, which establishes a sustainable Energy Utility (SEU) to reduce per-capita energy use:</p> <ul style="list-style-type: none"> <li>• Required annual energy benchmarking using ENERGY STAR Portfolio Manager of ten public buildings in first year, and all public buildings 10,000 sq ft or more afterwards.</li> </ul> <p><b>Anacostia Waterfront Environmental Standard</b> applies to all large-scale public and private development along Anacostia River, requiring LEED Gold for buildings, 30% energy performance over ASHRAE 2004, sustainable facilities management plan, enhanced stormwater management practices including LID, and riparian buffers and protection of wetlands and woodlands.</p> <p><b>Internal Practices and Policies:</b></p> <p>Energy efficiency, green power, and environmentally preferable purchasing.</p> <p>ENERGY STAR and green design included in RFP's.</p> <p>LID and green roof demonstration projects.</p>	<p>Under the <b>Clean and Affordable Energy Act</b> of 2007, which establishes a sustainable Energy Utility (SEU) to reduce per-capita energy use:</p> <ul style="list-style-type: none"> <li>• Incentive funding for renewable energy generation</li> <li>• Funding for on-site solar and geothermal energy in homes and businesses</li> <li>• Starting in 2010, increasingly rigorous energy performance reporting requirements for privately owned buildings using ENERGY STAR Portfolio Manager for buildings 50,000 sf to 200,000 sq ft.</li> <li>• Construction permits issues as of January 2012 to require ENERGY STAR Target Finder Tool energy performance modeling, and benchmarking of performance using ENERGY STAR Portfolio Manager.</li> <li>• Sub-metering for energy to be permitted in nonresidential rental units</li> </ul> <p><b>Ongoing</b> energy efficiency and conservation programs:</p> <ul style="list-style-type: none"> <li>• Free energy audits.</li> <li>• Renewable Energy Demonstration Project provides up to 50% of installation costs</li> <li>• District Solar Initiative</li> <li>• ENERGY STAR appliance and lighting rebates</li> <li>• Grants for small business energy efficiency measures</li> <li>• Support for energy efficiency/weatherization in low income homes and CDC projects</li> <li>• Funding for green roofs and LID demonstration projects.</li> </ul>