MONETIZING RENEWABLE ENERGY INFRASTRUCTURE SYSTEMS

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LEED CERTIFICATION IN THE ATLANTA METROPOLITAN AREA
2003 Ordinance – Atlanta Code § 75-19(C)

- Silver LEED standard must be met for projects
  - Over 5,000 sq. feet
  - Or the cost is over $2 million
- Includes renovations as well as new buildings
Current LEED Projects in Atlanta

- As of March 2008, Atlanta leads the nation in LEED certified buildings
- 53 projects are completed or currently underway
- 140+ projects are seeking certification

CDC Building 110 – LEED Gold Certification
Georgia Green Building Council Chapter

- US Green Building Council opened a Georgia Chapter in 2009

- Two Territories
  - North – including Atlanta
  - South – including Savannah and Macon

- One focus of the Georgia Chapter – encouraging LEED certification and training
As of 2010, all new construction would have to abide by the ordinance

- Exceptions – low rise residential of less than three stories
- Commercial buildings less than 20,000 sq. feet – would only have to follow chapter 6 (site development rules)

As of 2012 – all new construction is under the ordinance, except the low rise residential development
2008 Ordinance – Compliance

• To receive a building permit – must show compliance with one of four options
  – Meet the Atlanta Green Building Standards, which are defined in the proposed ordinance
  – Register with Green Globes
  – Register with Earthcraft
  – Register with LEED and have a projected LEED silver rating

• Building permit bond must be paid to the local authority to get a certificate of occupancy

• Bond is held until proof of compliance with one of the four options is submitted
Incentives Removed from the Revised Ordinance

• Before the building requirements have been phased in
  – Using the requirements will shorten the review time of the plan by up to 20%

• After the building requirements are applicable
  – Going above minimum certification level would result in a 20% rebate on taxes levied on the property
Other Areas of Metro Atlanta with LEED Certification Requirements

Chamblee – Effective April 2009
- Basic LEED certification required for
  - Future capital building projects
  - Private developments of 20,000 sq. feet or more

Doraville – Effective February 2009
- Basic LEED certification required for
  - Private developments of 20,000 sq. feet or more
  - AND all future municipal buildings regardless of size