

# MONETIZING RENEWABLE ENERGY INFRASTRUCTURE SYSTEMS

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# LEED CERTIFICATION IN THE ATLANTA METROPOLITAN AREA

# 2003 Ordinance – Atlanta Code § 75-19(C)



East Atlanta Library – 8,000 Sq. Feet

- 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



CDC Building 110 – LEED Gold Certification

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



# 2008 Ordinance – Phasing

## Chapter 2 - § 2.1

- 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