

## Green Building Policy

<b>Objective:</b>	To adopt "green" building standards for all new construction and major renovations of County-owned buildings.	<b>Policy/Procedure Number:</b>	01-47
<b>Reference:</b> (All Applicable Federal, State and Local Laws)		<b>Effective Date:</b>	05/07/2013
		<b>Responsible Department:</b>	Planning Dept./ Facilities Div.
		<b>Modified Date (s):</b>	
		<b>Resolution No.:</b>	
<b>Legislative Policy Statement:</b>	It is the policy of the Legislature to conserve natural resources and energy, minimize pollution, and promote sustainability. To these ends Tompkins County requires that all major renovations and construction of public buildings meet at least the equivalent of LEED silver standards.		
<b>General Information:</b>	LEED is a copyrighted term used by the US Green Building Council. It stands for Leadership in Energy and Environmental Design. It is a nationally accepted rating system for the design, construction and operation of buildings of all types. LEED establishes benchmarks for how "green" a building is, focusing on sustainable site development, water savings, energy efficiency, materials selection and indoor air quality. Certification to LEED standards adds to the cost of the project but these costs may be offset by energy, water and sewer, and productivity savings.	<b>Next Scheduled Review:</b>	May 2018

### I. Definitions:

**Construction** – what is bid as the construction portion of the project.

**County**—Tompkins County and its departments and offices.

**Covered Public Project**—a construction project involving real property including land and/or buildings that meet the terms of subsections (a), (b) and (c) of this definition:

- a) The County is the record owner of said real property including land and/or buildings or related improvements that are used for public purposes; and
- b) The project involves (i) new construction, or (ii) renovation or rehabilitation of an existing building, or (iii) the expansion of an existing building; and
- c) The project total construction cost is at least \$500,000.

**LEED Silver Standard**—The United States Green Building Council Leadership in Energy and Environmental Design green building rating system level referred to as Silver standard.

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**Public Building**—Any real property, buildings, and/or improvements thereon owned by Tompkins County and used for public purposes.

**II. Policy:**

All covered public projects shall meet at least the equivalent of the LEED Silver standard. The County will focus its point system principally on energy efficiency and materials selection. A decision on whether to seek certification will be made on a case-by-case basis.

**III. Procedure:**

- 1) Public Buildings Green building standards:
  - a) All covered public projects entering the design phase 90 or more days after the adoption of this policy shall be designed, constructed, and managed to at least the LEED Silver standard established at the time of Project final design.
- 2) The applicable green building standards shall apply only to the portion of an existing building that is being renovated or rehabilitated or to the actual expansion of the existing building.
- 3) Exemptions:
  - a) A covered public project does not have to meet the equivalent of the LEED Silver standard if the Facilities Division Director determines that:
    - i) There is no appropriate LEED Silver standard for that type of building or renovation project. In such case, the Facilities Division Director may set other green building standards that are appropriate to the project, subject to review and approval by the appropriate Legislative Committee.
    - ii) There is no practical way to apply the LEED Silver standard to a particular building or renovation project. In such case, the Facilities Division Director may set lesser green building standards that are appropriate to the project, subject to review and approval by the appropriate Legislative Committee.