CITY COUNCIL
ATLANTA, GEORGIA

O3-O-1693

AN ORDINANCE BY
COUNCILMEMBER HOWARD SHOOK
AS SUBSTITUTED BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A SUBSTITUTE ORDINANCE TO ENACT THE CITY OF ATLANTA SUSTAINABLE DEVELOPMENT DESIGN STANDARDS; TO PROMOTE CONSISTENT APPLICATION OF SUSTAINABLE GREEN BUILDING PRACTICES; INCORPORATE SUSTAINABLE BUILDING DESIGN AND CONSTRUCTION PRACTICES INTO CITY FINANCED PROJECTS; AND FOR OTHER PURPOSES.

WHEREAS, development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, toxic wastes, health hazards, global warming, and other negative consequences; and

WHEREAS, buildings use one-quarter of all the world's wood harvest, consume two-fifths of all material and energy flows, and account for more than one-third of U.S. CO_2 emissions; and

WHEREAS, the Atlanta City Council recognizes that green building shall complement existing polices related to development and natural resource conservation; and

WHEREAS, the City of Atlanta recognizes and accepts its responsibility to implement and promote building practices that protect the quality of the air, water, and other natural resources; reduce construction practices that impact native vegetation, wildlife, and other ecosystems; and minimize the human impact on local and regional ecosystems; and

WHEREAS, City departments shall take a leadership role by identifying actions that demonstrate the City's commitment to sustainable building design in its own building practices and policies; and

WHEREAS, the City of Atlanta Sustainable Development Design Standards shall contain the strategies of 1) incorporating green building practices into all facilities constructed, owned, or managed by the City; and 2) incorporating green building goals and practices into ongoing and future program areas; and

WHEREAS, the City Council and City of Atlanta shall incorporate life cycle and total cost accounting in the design, construction, deconstruction, operation, and maintenance of all city-owned and financed buildings.

NOW, THEREFORE, BE AND IT IS RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

SECTION 1. That Article I and II, Chapter 75 of the Code of Ordinances entitled Sustainable Development Design Standards are hereby revised.

SECTION 2. That the text for the new Article I and II, Chapter 75, Sustainable Development Design Standards, shown in Exhibit A, is hereby adopted in its entirety.

SECTION 3. That this ordinance will be reviewed after one year of passage to recommend changes and modifications based on experience with Pilot Projects.

SECTION 4. That the City of Atlanta shall become a member of the United States Green Building Council within 180 days of passage of this ordinance.

SECTION 5. That for one year after passage of the Sustainable Design Guidelines, the following City Departments shall incorporate sustainable design criteria as defined by this ordinance: Fire, Aviation, and Parks.

SECTION 6. That this ordinance shall take effect immediately from and after its passage in accordance with the provision of the Charter of the City of Atlanta and it is accordingly so resolved.

A true copy,

Deputy Clerk

ADOPTED by the City Council December 1, 2003
APPROVED by the Mayor December 9, 2003

Exhibit A

Chapter 75: Sustainable Development Design Standards

Article I

75-1 Policy

(a) The City of Atlanta shall integrate green and/or sustainable building principles and practices into the design, construction, and operations of all City facilities, and City-funded projects to the fullest extent possible and at minimum to the extent described in Section 75-19. Furthermore, the City shall provide leadership and guidance to encourage the application of green building practices in private sector development. This policy is expected to yield long-term cost savings to the City's taxpayers due to substantial improvements in life-cycle performance and reduced life-cycle costs.

(b) In addition, the City shall evaluate all land purchases for future development on the basis of reducing environmental impacts that include but are not limited to transit, pedestrian and bicycle accessibility, urban and brownfields redevelopment, solar access, on-site stormwater mitigation capacity, and vegetation and habitat restoration.

Sections. 75-1--75-15. Reserved.

Chapter 75, Article II

75-16 Purpose

The purpose of the City of Atlanta's policy on sustainable building is to require the City's commitment to environmental, economic, and social stewardship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy and productive work environments for staff and visitors, and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. Additionally, the City shall help to set a community standard of sustainable building.

75-17 Organizations Affected

All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing City-owned facilities and buildings.

75-18 Definitions

1. **Sustainable Building**: Sustainable building means the integration of building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable building merges sound, environmentally responsible

practices into one discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.

2. **Life Cycle Cost Analysis**: An inclusive approach to costing a program, facility, or group of facilities that encompasses planning, design, construction, operation and maintenance over the useful life of the facilities and finally any decommissioning or disassembly costs. Life Cycle Cost Analysis looks at the net present value of design options as investments. The goal is to achieve the highest, most cost-effective environmental performance possible over the life of the project.

3. **LEED™ Rating System**: LEED™ stands for Leadership in Energy and Environmental Design, and is a voluntary, consensus-based, market-driven green building rating system developed by the U.S. Green Building Council (USGBC). It is based on existing, proven technology and evaluates environmental performance from a "whole building" perspective. LEED™ is a self-certifying system designed for rating new and existing commercial, institutional, and multi-family residential buildings. It contains prerequisites and credits in five categories: Sustainable Site Planning, Improving Energy Efficiency, Conserving Materials and Resources, Embracing Indoor Environmental Quality, and Safeguarding Water. There are four rating levels: Certified, Silver, Gold, and Platinum.

4. **Renovation** as defined by Georgia Code 20-2-260 refers to construction projects which consist of the installation or replacement of major building components such as lighting, heating, air-conditioning, plumbing, roofing, electrical, electronic, or flooring systems; millwork; cabinet work and fixed equipment; energy retrofit packages; or room-size modifications within an existing facility, but excluding routine maintenance and repair items or operations.

75-19 Policy and Goals

(a) It is the policy of the City of Atlanta to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be sustainable. This applies to new construction and renovations in which the total project square footage includes 5,000 gross square feet of occupied space or the total project cost exceeds two million dollars.

(b) The LEED™ rating system and Reference Guide shall be used as a guidance for design and a measuring tool to determine what constitutes sustainable building by national standards.

(c) Facilities and buildings over 5,000 gross square feet of occupied space or two million dollars total project cost shall at a minimum incorporate sustainable design criterion as defined by this Article. Design and project management teams are required to meet LEED™ Silver rating level (33-38 points).

75-20 Procedures and Responsibilities

(a) The Commissioners of all City Departments whose responsibilities include planning, designing, constructing or renovating City-owned facilities are responsible for ensuring that facilities and buildings comply with 75-19.

(b) The City's Environmental Manager is responsible for coordinating to City departments any educational and technical resources available that support and promote sustainable design and construction of City facilities.

(c) The minimum number of credits required in each of the LEED™ categories is 33 points so that projects demonstrate performance in all categories.

75-21 Budgeting and Financing

All capital construction which falls under this policy is required to budget LEED™ design standards in the conceptual development of a City funded facility and/or the CDP/CIP process through the Department of Planning. Budget planning and life cycle cost analysis to achieve LEED Silver rating is required.

75-22 Training

LEED™ training will be coordinated through the Environmental Manager and/or other sponsoring departments.

75-23 Request for Proposal

The Commissioners of all City Departments whose responsibilities include planning, designing, constructing or renovating City-owned facilities are responsible for submitting a Request for Proposal (RFP) to the Department of Procurement specifying the mandatory requirement of complying with the Sustainable Development Design Guidelines per section 75-19 of this article.

75-24 Implementation

(a) The Sustainable Development Design Standards shall be forwarded to the Department of Planning and Community Development for review consistent with the above referenced policy objectives, and incorporated in the CDP and CIP process.

(b) Each City Department shall submit an annual progress report detailing compliance with this article to the Department of Planning. The Department of Planning shall then compile all reports for inclusion into the CDP.

(c) The Department of Procurement shall assist and review all RFQ/RFP documents to ensure consistency with this article.

75-25 Exemptions

The City of Atlanta Sustainable Development Design Guidelines of achieving LEED™ certified status shall not apply to current City facilities that have been proposed in the FY02-03 Capital budget. However, these projects shall still implement City of Atlanta Sustainable Development Design Guidelines and strategies to the maximum extent practicable.

Many projects do not meet the policy criteria, including some buildings smaller than 5,000 gross square feet, roadways, and other infrastructure. City facility construction projects that are unoccupied or serve specialized functions (e.g. pump station, garage, storage building, etc.) are not subject to the City's Sustainable Development Design Guidelines.

Even though projects may become exempt from the City's required Sustainable Development Design Guidelines, project managers and design teams are encouraged to apply the relevant portions of City of Atlanta Sustainable Development Design Guidelines and to develop goals that increase the environmental, social, and economic benefits of the project. In addition, all exempted projects shall complete the LEED™ Checklist to assess any sustainable design techniques. This LEED™ Project Checklist will be submitted to the appropriate City Department Project Manager and all measures implemented shall be described in the department's annual progress report.

75-26 Facility Design Prerequisites

All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing City-owned facilities and buildings shall include the following prerequisites when designing a facility (as consistent with the USGBC LEED™ Rating Standards):

1. Compliance with Atlanta Code of Ordinances, Article II, Section 74-35, Erosion and Sedimentation Control.
2. Fundamental Building Systems Commissioning: Intent is to verify and ensure that fundamental building elements and systems are designed, installed, and calibrated to operate as projected.
3. Minimum Energy Performance: Intent is to establish the minimum level of energy efficiency for the base building and systems.
4. CFC Reduction in HVAC&R Equipment: Intent is to reduce ozone depletion.
5. Recycling: Intent is to implement a comprehensive recycling program that reduces waste generated by building occupants.

6. Minimum Indoor Air Quality: Intent is to establish minimum indoor air quality (IAQ) performance to prevent the development of indoor air quality problems in buildings.
7. Environmental Tobacco Smoke (ETS) Control: Intent is to prevent exposure of building occupants and systems to ETS.

Sections. 75-27--75-50. Reserved.

RCS# 5190
12/01/03
5:15 PM

Atlanta City Council

Regular Session

CONSENT I

CONSENT I EXCEPT: 1698,1851,1852,1881,
1309,2087,1719,1845,2164,
ADOPT

YEAS:	15
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	1
EXCUSED:	0
ABSENT	0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

CONSENT I

			12-01-03 Council Meeting
ITEMS ADOPTED ON CONSENT	**ITEMS ADOPTED ON CONSENT**	**ITEMS ADVERSED ON CONSENT**	**ITEMS ADVERSED ON CONSENT**
1. 03-O-1875	42. 03-R-1830	81. 03-R-2030	122. 03-R-2071
2. 03-O-1876	43. 03-R-1849	82. 03-R-2031	123. 03-R-2072
3. 03-O-1965	44. 03-R-2120	83. 03-R-2032	124. 03-R-2073
4. 03-O-2153	45. 03-R-2121	84. 03-R-2033	125. 03-R-2074
5. 03-O-1376	46. 03-R-2122	85. 03-R-2034	126. 03-R-2075
6. 03-O-1963	47. 03-R-2125	86. 03-R-2035	127. 03-R-2076
7. 03-O-1841	48. 03-R-2160	87. 03-R-2036	128. 03-R-2077
8. 03-O-1377	49. 03-R-2000	88. 03-R-2037	129. 03-R-2078
9. 03-O-1837	50. 03-R-2001	89. 03-R-2038	130. 03-R-2079
10. 03-O-1880	51. 03-R-2002	90. 03-R-2039	131. 03-R-2080
11. 03-O-1896	52. 03-R-2003	91. 03-R-2040	132. 03-R-2081
12. 03-O-1897	53. 03-R-2126	92. 03-R-2041	133. 03-R-2082
13. 03-O-1898	54. 03-R-2127	93. 03-R-2042	134. 03-R-2083
14. 03-O-1888	**Items Adversed on consent**	94. 03-R-2043	135. 03-R-2084
15. 03-O-2108		95. 03-R-2044	136. 03-R-2085
16. 03-O-2142	55. 03-R-2004	96. 03-R-2045	137. 03-R-2086
17. 03-O-2143	56. 03-R-2005	97. 03-R-2046	138. 03-R-2087
18. 03-O-2144	57. 03-R-2006	98. 03-R-2047	139. 03-R-2088
19. 03-O-1899	58. 03-R-2007	99. 03-R-2048	140. 03-R-2089
20. 03-O-2146	59. 03-R-2008	100. 03-R-2049	141. 03-R-2090
21. 03-R-2110	60. 03-R-2009	101. 03-R-2050	142. 03-R-2091
22. 03-R-2111	61. 03-R-2010	102. 03-R-2051	143. 03-R-2128
23. 03-R-2112	62. 03-R-2011	103. 03-R-2052	144. 03-R-2129
24. 03-R-2113	63. 03-R-2012	104. 03-R-2053	145. 03-R-2130
25. 03-R-2114	64. 03-R-2013	105. 03-R-2054	146. 03-R-2131
26. 03-R-2115	65. 03-R-2014	106. 03-R-2055	147. 03-R-2132
27. 03-R-2116	66. 03-R-2015	107. 03-R-2056	148. 03-R-2133
28. 03-R-2139	67. 03-R-2016	108. 03-R-2057	
29. 03-R-2140	68. 03-R-2017	109. 03-R-2058	
30. 03-R-2154	69. 03-R-2018	110. 03-R-2059	
31. 03-R-2166	70. 03-R-2019	111. 03-R-2060	
32. 03-R-2117	71. 03-R-2020	112. 03-R-2061	
33. 03-R-2158	72. 03-R-2021	113. 03-R-2062	
34. 03-R-2156	73. 03-R-2022	114. 03-R-2063	
35. 03-R-2165	74. 03-R-2023	115. 03-R-2064	
36. 03-R-2118	75. 03-R-2024	116. 03-R-2065	
37. 03-R-2119	76. 03-R-2025	117. 03-R-2066	
38. 03-R-2124	77. 03-R-2026	118. 03-R-2067	
39. 03-R-2150	78. 03-R-2027	119. 03-R-2068	
40. 03-R-2152	79. 03-R-2028	120. 03-R-2069	
41. 03-R-2159	80. 03-R-2029	121. 03-R-2070	

03-O-1693

(Do Not Write Above This Line)

Howard Shook

AN ORDINANCE BY

COUNCILMEMBER HOWARD SHOOK

AN ORDINANCE TO ENACT THE CITY OF ATLANTA SUSTAINABLE DEVELOPMENT DESIGN STANDARDS; TO PROMOTE CONSISTENT APPLICATION OF SUSTAINABLE GREEN BUILDING PRACTICES; INCORPORATE SUSTAINABLE BUILDING DESIGN AND CONSTRUCTION PRACTICES INTO CITY FINANCED PROJECTS; AND FOR OTHER PURPOSES.

ADOPTED BY

DEC 01 2003

Substitute COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☑ PERSONAL PAPER REFER

Date Referred 10/06/03

Referred To: CD/HR

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee

Date

Chair

Referred to

Committee	Committee
CD/HR	
Date 10/14/03	Date
Chair	Chair
Action: Fav, Adv, Hold (see rev. side)	Action: Fav, Adv, Hold (see rev. side)
Other:	Other:
Members	Members
Refer To	Refer To

Committee	Committee
CD/HR	
Date 11/25/03	Date
Chair Debra M Stevens	Chair
Action: Fav, Adv, Hold (see rev. side)	Action: Fav, Adv, Hold (see rev. side)
Other: Subst.	Other:
Members	Members
Howard Shook	
Refer To	Refer To

FINAL COUNCIL ACTION

☑ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☑ Consent ☐ V Vote ☑ RC Vote

CERTIFIED

CERTIFIED DEC 01 2003 ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED DEC 01 2003 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED DEC 09 2003

MAYOR