

standard of sustainable excellence

(VOLUNTARY FOR PROJECTS OF ANY SIZE - LARGE AND SMALL)

Threshold: The Standard of Sustainable Excellence establishes an incentive program for projects that register with the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design® (LEED®) program, contract with a LEED® Accredited Professional (LEED® AP), and demonstrate how the project will achieve LEED® certification at a Silver level or higher.

Incentives: The ordinance will establish expedited service within the Department of City Planning and the Bureau of Engineering. Other incentives already in place, including those from Department of Water and Power and Department of Building and Safety remain unchanged.

LEED® RATING SYSTEMS

LEED® Rating Systems include New Construction (NC), Existing Buildings (EB), Commercial Interiors (CI), Core and Shell (CS) and Homes (H). LEED® Rating Systems currently in pilot are Retail, Healthcare, Neighborhood Development and Homes for Multifamily. Applicants that pursue LEED® certification may select at their own discretion the LEED® Rating System, including those still in pilot phase, best suited to their project. Applicants should review the various systems to determine which is most advantageous, as some projects may fit into a variety of systems. For example, a building undergoing an extensive remodel or an adaptive reuse could pursue either LEED® EB or NC.

LEED® POINTS

While each LEED® Rating System is similarly structured and has the identical certification levels [Certified, Silver, Gold and Platinum], the number of points required to achieve each of the levels varies. The minimum number of points required for the LEED® NC Certified level is 26, whereas for LEED® CI it is 21 and for CS it is 23. While LEED® is designed to provide each project a high degree of flexibility in selecting how they achieve their points, each project must achieve all of the prerequisites that pertain to the selected Rating System.

LEED® RATING SYSTEM CHECKLIST

LEED® Rating System Checklists are organized in a similar manner. Each varies slightly due to the alternative construction types and/or building stage to which they apply. For example, a LEED® NC Checklist considers the site selection flexibility that is inherent in building a new building. Alternatively, the LEED® CI Checklist reflects the existing site and building conditions and characteristics that a tenant may confront. Typically, the Checklists include point options within the broad categories of sustainable site, water efficiency, energy and atmosphere, materials and resource, indoor environmental quality, and innovation. The various LEED® Checklists can be obtained at: www.usgbc.org.

LEED® RATING SYSTEM UPDATES

As green building technologies and innovations rapidly evolve, USGBC periodically updates its various Rating Systems. The new versions are announced up to one year in advance, providing time for the design team to incorporate the new thresholds should a project expect that it will be subject to the updated version. A project pursuing the Standard of Sustainable Excellence shall be evaluated upon the LEED® version in effect on the date that the project registered with USGBC.

LEED® ACCREDITED PROFESSIONALS

It is required that a LEED® AP be part of the project team. Information about local consultants can be obtained from the USGBC website at: www.usgbc.org.

TIMETABLE

The Standard of Sustainable Excellence will be in effect upon adoption of the Program.

PLANNING APPLICATION

Evidence that the project has registered with the USGBC, a preliminary LEED® Checklist, and a declaration signed by the LEED® AP shall be included with the Application. The Checklist shall identify which LEED® credits the project intends to pursue which demonstrate that the project shall, at a minimum, comply with the intent of LEED® at a Silver Certified level. The Planner assigned to the project shall compare the LEED® Checklist with the project's conceptual plans for consistency and completeness. Project's deemed complete with respect to the intent to pursue a Standard of Sustainable Excellence shall be eligible to obtain the DCP's Expedited Services.

CITY PLANNING CLEARANCE

The Department of Building and Safety (DBS) shall refer an applicant to DCP for clearance prior to issuing the building permit for projects that are pursuing the Standard of Sustainable Excellence. In order to receive the clearance, a project shall submit the LEED® Checklist, a complete set of plans and a declaration signed by the LEED® AP asserting that the project has met the intent of LEED® at a Silver level or higher.

AUDIT

A third-party audit will be conducted for every seventh project that is submitted for clearance. The audit will include a review of the project's LEED® Checklist, construction drawings, and specifications to confirm that the project has met the intent of the criteria for LEED® Silver certification or higher. The initial audit will be completed within 36 hours of the project's submittal. At this time the project applicant would be issued a list of corrections or issued the clearance. Should the project receive a list of corrections, the applicant will need to return the corrected project documentation in order to further pursue and ultimately obtain the clearance.

FEE

It is anticipated that there will be a fee of \$268 for projects that require LEED clearance for the Standard of Sustainable Excellence.

ALTERNATIVE CLEARANCE OPTION

At the time of clearance requests, projects that can demonstrate that they have received confirmation from USGBC that each of the project's Design Review credits have been designated as "Anticipated" shall automatically receive the DCP clearance. Projects that successfully pursue this option shall be exempt from the fee described above.

standard of sustainable excellence clearance procedure

Submit Plans to the
Department of Building
& Safety (DBS)



Plan review by DBS



Permit Issuance by DBS
DBS will require clearance
from DCP prior to issuing
the building permit



Department of City Planning (DCP) Clearance Requirements:

1. LEED® Checklist
2. Signed Declaration
3. Stamped and signed drawings
4. \$268 Fee

* May be subject to audit. Please see section "Audit."

OR

Satisfactory Completion
of Design Review by USGBC