

Implementing Order



Implementing Order No.: 8-8

Title: Sustainable Buildings Program

Ordered: 12/04/2007

Effective: 12/14/2007

AUTHORITY:

Section 4.02 of the Miami-Dade County Home Rule Amendment and Charter, and Chapter 9, Article III, Sections 9-71 thru 9-75 of the County Code.

POLICY:

Resolution No. R-1200-05 established it to be the policy of Miami-Dade County to incorporate sustainable development building measures into the design, construction, renovation and maintenance of County-owned, County-financed, and County-operated buildings.

GENERAL TERMS, AS USED IN THIS ORDER SHALL MEAN:

- **Florida Green Building Coalition (FGBC):** a nonprofit Florida Corporation dedicated to improving the built environment, with a specific mission "to provide a statewide Green Building Program with environmental and economic benefits." FGBC has developed and administers individual standards and certification programs to recognize and designate specific projects as achieving the organization's "green standard" for homes, commercial buildings, and land developments. FGBC also has a Green Local Government Standard that recognizes individual cities and counties for outstanding environmental stewardship.
- **Green building:** is a structure that is designed, built, renovated, operated and reused in an ecological and resource-efficient manner.
- **Green building practices:** environmentally- and socially-conscious practices that emphasize processes and methods of design and construction that (i) reduce exposure to noxious materials, (ii) conserve non-renewable energy and scarce materials, (iii) minimize life-cycle ecological impact of energy and materials, (iv) employ renewable energy or materials that are sustainably harvested, (v) protect and restore local air, water, soils, flora and fauna, and (vi) support pedestrians, bicycles, mass transit and other alternatives to fossil-fueled vehicles.
- **LEED:** the Leadership in Energy and Environmental Design Green Building Rating System™ is a nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. Developed and administered by the U.S. Green Building Council, LEED provides a defined process for measuring and documenting the implementation of environmentally responsible practices for multiple building types and phases of a building's lifecycle. It is accessible on-line and supported by a robust program of workshops and professional accreditation.

- **LEED-NC:** LEED for New Construction - the LEED Green Building Rating System that focuses on the design and construction process for new construction and major reconstruction of buildings. It is most frequently applied to high-performance commercial and institutional projects, with a focus on office buildings, K-12 schools, multi-unit residential buildings, manufacturing plants, laboratories and many other building types.
- **LEED-EB:** LEED for Existing Buildings – the LEED Green Building Rating System that provides a recognized, performance-based benchmark for building owners and operators to measure operations, improvements and maintenance on a consistent scale.
- **LEED-CI:** LEED for Commercial Interiors – the LEED Green Building Rating System that establishes the green benchmark for tenant improvements.
- **New construction:** is the design and construction of any new building, or an addition to an existing building.
- **Major renovation/remodel:** is any design and construction project that alters an existing building where the cost of construction is equal to or exceeds 50% of the building's replacement cost.
- **Non-major renovation/remodel:** is any design and construction project that alters an existing building where the cost of construction is less than 50% of the building's replacement cost, but in excess of \$1 million.
- **Ordinance:** is the Sustainable Buildings Program Ordinance that amended Chapter 9 of the Code of Miami-Dade County, Florida.
- **Renovate:** is to improve or repair the condition of a building.
- **Sustainable building:** means building processes that integrate materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment.
- **Sustainable Buildings Program:** The procedures necessary to implement the policy set forth in the Ordinance shall be referred to in the aggregate as the Sustainable Buildings Program.
- **USGBC:** A 501(c)(3) nonprofit organization, the U. S. Green Building Council is a nationally recognized coalition of professionals from across the building industry, whose mandate is to promote the development and operation of buildings that are environmentally responsible, profitable, and healthy places to live and work. USGBC has regional chapters throughout the country (75 chapters in 2007), including the South Florida Chapter, of which Miami-Dade County is a member organization. USGBC developed and administers the LEED Green Building Rating System™.

STANDARDS:

Except as provided for elsewhere in this Implementing Order, the primary mechanism for determining compliance with the Ordinance shall be the U.S. Green Building Council's LEED Rating System. All construction projects for which a design team was selected subsequent to the effective date of this Implementing Order shall be required to meet the standards delineated herein. Compliance shall be determined by completing a formal certification process with the U.S. Green Building Council, or as otherwise directed by the Sustainability Manager.

- **New Construction:** All new construction projects shall be required to attain "Silver" or higher level rating under the LEED -NC Rating System.
- **Major Renovations & Remodels:** All major renovations/remodels shall attain "Certified" or higher level rating under the LEED-NC Rating System.
- **Non-major Renovations/remodels:** All non-major renovations/ remodels begun shall attain "Certified" or higher level rating under the appropriate LEED Rating System such as LEED-NC, LEED-EB or LEED-CI.
- **Renovation, remodels, and other building upgrades not meeting the above criteria** are encouraged to incorporate the maximum number of LEED-approved green building practices as are feasible from a practical and fiscal perspective; however, LEED certification will not be required.
- **Substitution of Standard:** the requirement for applying the appropriate LEED standard under any of the above-referenced categories may be exempted or modified due to special circumstances of the project. Such exemption or modification shall be for the express purpose of ensuring the use of the most appropriate or relevant rating standard, and shall not, in any way, exempt the requirement to apply green building practices to the maximum extent possible. This substitution process shall be administered by and through the Sustainability Manager.

DEPARTMENT RESPONSIBILITY:

All County Departments:

To implement the above policy, all County departments that are responsible for the financing, designing, developing, constructing, and managing County-owned buildings shall implement the following requirements or instructions:

- Utilize the most current USGBC LEED criteria available to incorporate green building practices in the planning, design, and construction of all new buildings, setting at a minimum, the level of "Silver" in the LEED-NC Rating System. Language specific to this requirement shall be incorporated into all related contracts. Additionally, all projects shall be registered as "green building" projects through the USGBC.

- Utilize the most current USGBC LEED criteria available to incorporate green building practices in the planning, design, and construction of major remodel/renovations, setting as a minimum a “Certified” rating in the LEED-NC Rating System. Language specific to this requirement shall be incorporated into all related contracts. All such projects shall be registered as “green building” projects through the USGBC.
- Utilize the most current USGBC LEED criteria available to incorporate green building practices in the planning, design, and construction of non-major renovation/remodels, setting as a minimum a “Certified” rating under the appropriate LEED Rating System such as LEED-NC, LEED-EB or LEED-CI. Language specific to this requirement shall be incorporated into all related contracts. All such projects shall be registered as “green building” projects through the USGBC.
- Submit quarterly status reports to the Office of Sustainability providing information relative to LEED checklist accomplishments for registered projects.
- County departments that develop, construct, and/or manage County-owned buildings, or those that have a role in the development regulatory process, shall be expected to designate, as liaison with the Office of Sustainability, a staff member who has knowledge or expertise in project management, architecture, landscape architecture, design, engineering, resource conservation, budget analysis and/or other skills as needed.
- All other County departments shall designate a staff member to act as a liaison with the Office of Sustainability for purposes of coordination and education on existing and future County initiatives as part of an overall sustainability strategy.

Office of Capital Improvements

The Office of Capital Improvements (OCI) will be responsible for:

- Ensuring that all qualifying County construction contracts contain specific language requiring compliance with the Sustainable Building Ordinance.

Department of Procurement Management

The Department of Procurement Management (DPM) will be responsible for:

- Including, as directed by the Sustainability Manager or OCI, appropriate language into procurement contracts to ensure compliance with the Sustainable Building Ordinance.

Sustainability Manager

The Sustainability Manager shall be tasked with directing and coordinating the County’s sustainability (“green”) policy, and with the collection and dissemination of information related to the County’s sustainability initiatives. Specifically, the Sustainability Manager will be responsible for ensuring that the following functions are performed within County

government, either as a direct task or indirectly by working with designated departments within Miami-Dade County:

- Maintaining a comprehensive list of all current building projects, including new construction, major and non-major renovations/remodels, and tracking the progress of each such project as it relates to LEED compliance. This file will contain, but not be limited to, data relating to the specific LEED criteria targeted during the design phase, and the progress of each desired criteria throughout the building process.
- Chair the Sustainable Buildings Committee, which will be comprised of departmental Sustainability Liaisons and/or other technically knowledgeable representatives from key County agencies. This committee shall support the Sustainability Manager in the implementation of the policies set forth in this Implementing Order. Every effort should be made to ensure that the Committee includes members or support staff with professional accreditations, certifications, licenses or special proficiencies that can provide technical support to the Sustainable Building Program on such matters as training on LEED or other compliance standards, green building technologies, specific project reviews, and sustainability policy and research. The Committee shall be comprised of, at a minimum, representatives from the following departments: Miami-Dade Aviation, Building, Building Code Compliance, Consumer Services, DERM, Miami-Dade Fire Rescue, GSA, Office of Capital Improvements, Planning and Zoning, Park and Recreation, Procurement, Public Works, Solid Waste Management, and Miami-Dade Water and Sewer.
- Establishing guidelines for evaluating requests for exemption from the LEED certification standards. The Sustainable Building Committee (or designated staff thereof) shall be tasked with addressing petitions for specific exemptions from the ordinance and making recommendations to the Sustainability Manager or designee. The unique characteristics of a particular project shall not exempt it from applying green building practices to the maximum extent possible, and it is expected that all projects will incorporate as many LEED-approved green building practices as are feasible from a practical and fiscal perspective. The Sustainable Building Committee may, where it deems appropriate, recommend that the Sustainability Manager or designee substitute an alternative rating system (e.g. FGBC "Green Home" or "Green Development" Standard); substitute an alternative rating standard (e.g. LEED- CI, rather than LEED-EB); or craft a specific rating methodology for evaluating a project that is deemed to be exempt from, or infeasible to comply with, LEED certification standards. Final decisions regarding exemptions or substitutions shall rest with the Sustainability Manager.
- Preparing annual progress report summarizing County performance under Sustainable Buildings Program.
- Maintaining a database of all existing County sustainability initiatives.
- Serving as the County liaison with the South Florida Chapter of the U.S. Green Building Council, and other appropriate entities to ensure that the County is current with "best practices" in sustainability.

- Coordinating with other departments to develop and implement green building practices in Miami Dade County and provide support for their participation.

This Implementing Order is hereby submitted to the Board of County Commissioners of Miami-Dade County, Florida.

County Manager