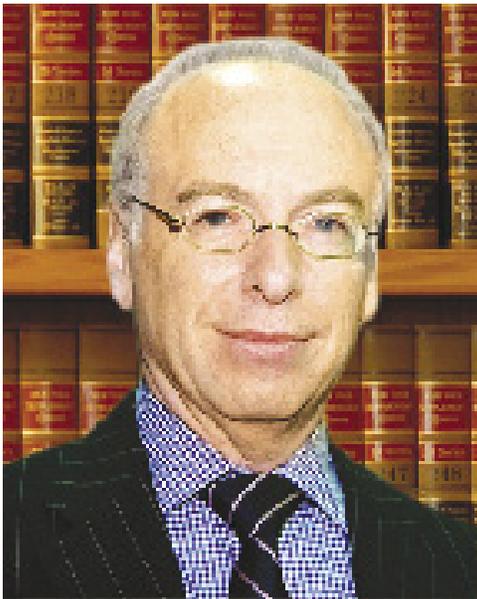


Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

Brian Sahn - Model municipal green building ordinance



Brian Sahn, Forchelli Curto

The Columbia University School of Law Center for Climate Change Law (CCCL) has crafted a model ordinance for local municipalities to consider and adopt called the "Model Municipal Green Building Ordinance."

(www.law.columbia.edu/centers/climatechange/resources/municipal).

The ordinance is a green building code. CCCL-based the model ordinance on the latest standard for new construction and major modifications developed in the Leadership in Energy and Environmental Design (LEED) for New Construction and Major Renovations and other residential construction standards known as the Energy Star Homes standard.

LEED is a recognized green building certification system administered by the U.S. Green Building Council. Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy whose goal is to enable homeowners to save money and protect the environment through the use of energy efficient products and practices.

The ordinance promotes resource conservation, waste reduction, reduction in energy consumption, energy efficiency and reduction of greenhouse gas emissions. The model ordinance would apply to building permits for (i) new construction or major modifications of municipal buildings, (ii) new construction or major modifications of commercial and high rise multifamily residential buildings, and (iii) all new construction of one and two-family dwellings and low rise multifamily residential buildings.

The model ordinance sets forth a purpose, regulations, a compliance process, a municipal party charged with administration (a green building compliance official), a set of exemptions, enforcement, a method of appeal and a provision that coordinates with other regulations that may apply to construction or renovation projects, such as fire, safety and electric codes.

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