

# **LEED® and the Benefits of Green Building for Municipalities**

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# Why Do People Change?

- Only Two Reasons:
  - They *realize* it's in their best interests
  - They're forced to

Both of these are happening today

# Benefits of Green Design

- Environmental Benefits
  - Reduce the Impacts of Natural Resource Consumption
- Health and Safety Benefits
  - Enhance Occupant Comfort and Health
- Community Benefits
  - Minimize Strain on Local Infrastructure and Improve Quality of Life
- Economic Benefits
  - Improve the Top and Bottom Lines

# What is a “Green” Building?

- Product of Intelligent, Integrated Design
- Surpasses Requirements of Standard Development Project
- Costs Less to Operate and Maintain
- A Healthier Building that is Sustainable

# Why Green Buildings?

- Meet Needs of Today
  - Reduce Operating Costs
  - Save Energy
  - Enhance Building Marketability
  - Improve Occupant Health and Comfort
  - Increase Occupant Productivity
  - Maximize ROI
  - Reduce Potential Liability
- Don't Compromise Ability of Future Generations to Meet Their Needs
  - Environmental Responsibility
  - Optimize Resource Efficiency

# Why Bring Green Buildings into Your Community?

- Demonstrate Leadership by Example
- Maximize Efficiency in the Business Community
- Be a Forward-Thinking Community
- Invest in Healthy Schools and Reinvest in our Children and our Future

# What Are Results From Deciding to “Go Green”?

- Design, build and maintain buildings to save energy, water and taxpayers’ money
- Shrink water, sewer and energy use – *and costs*
- Strengthen the urban fabric of your community

# How Can You Encourage LEED and Sustainable Green Design?

## Low or No-Cost Options

- Easier passage through BZA, Council
- Easing of Restrictions
- Fast-track permitting
- Quicker inspections after request
- Education of inspectors to new materials, designs and products that aren't yet in codes
- Help with marketing, publicity

# Specific Local Incentives

- Density Bonuses: Allow higher density than zoning regulations allow for projects that seek LEED certification
- Tax Credits: Provide tax benefits for projects that seek and achieve LEED Certification
- Government Buildings/Government Funding: Require municipal construction or projects that are done with public moneys to meet LEED standards
- Requirements: Require LEED certification for projects over a certain size w/incentives based on certification level
- Grants: Fund LEED projects using state or federal grants, or foundation grants
- Utility Incentives

*“If We Do Not Change Our Direction,  
We Are Likely To End Up in the Place  
We Are Headed” – Chinese Proverb*

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# References & Resources

[www.usgbc.org](http://www.usgbc.org) (U.S. Green Building Council)

[www.wgbc.org](http://www.wgbc.org) (World Green Building Council)

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