

Integrating Green Building into the Regulatory Process

**National Workshop
on Building Energy Codes
June 29, 2005**

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Energy and Environmental Sensitivity in the Sonoran Desert

1. Environmentally Sensitive Lands Ord.
 - Mandatory
2. Sensitive Design Principles
 - Voluntary
3. Green Building Program
 - Voluntary/Mandatory
4. Energy Codes
 - Mandatory





Green Building Program

What is it?

- Voluntary participation
- Carrots and sticks
 - incentives and penalties
- Marketing Tool
- Oversight by Green Building Advisory Committee
 - program criteria, education, outreach

Incentives



- Expedited review & process assistance
- Market differentiation for builders & designers (directory and signs)
- Promotion material, education & public events

Green Building and the Building Permit Process



- Project qualification meeting
- Plan review submittal
- Green Building Permit
- Inspections
- Green Certificate of Occupancy



Integration with Development Process

- Planning and zoning
 - Land use and development review
- Building codes
 - Local amendments for green bldg.
- Energy regulations
 - IRC & IECC with local amendments
 - Alternative paths
 - Green Building Program, Energy Star, EFL

Conclusions

It's not an either/or situation.

**It's an evolving scenario with
multiple paths.**