

Durham County High Performance Building Policy
DURHAM COUNTY BOARD OF COMMISSIONERS
Resolution

WHEREAS, Durham County is committed to improving the health of its employees and its citizens, improving energy efficiency, reducing waste, and conserving water; and

WHEREAS, the County has committed to reducing greenhouse gas emissions by 50% from 2005 levels by 2030; and

WHEREAS, the County is tasked with being a good steward of its taxpayers' dollars; and

WHEREAS, high performance buildings provide occupants and visitors with a healthier and more productive environment and this increase in worker productivity can produce enormous economic benefits, as worker salaries are historically an organization's largest expense; and

WHEREAS, studies show that the financial benefits of green design are more than 10 times the additional cost associated with building green; and

WHEREAS, a building's initial construction costs represent only 20-30 percent of the building's entire costs over its 30 to 40 years of life, emphasis should be placed on the "life cycle costs" of a public building rather than solely on its initial capital costs; and

WHEREAS, the County is a member of the U.S. Green Building Council and ICLEI's Climate Protection Campaign; and

WHEREAS, the Durham Comprehensive Plan includes Objective 4.2.5 to encourage construction of high performance buildings in the public and private sector; and

WHEREAS, the County commits to high performance building practices that protect the quality of our air, water, and other natural resources; provide employees and the public with safe and healthy indoor environments, minimize our ecological footprint; reduce operating and maintenance costs over the life of the building; and serve as a model to others.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF DURHAM, NORTH CAROLINA in public meeting assembled:

That it shall be the policy of the County to finance, plan, design, construct, manage, renovate, commission, maintain and deconstruct its non-school facilities and buildings to be sustainable. It is the County's intent to achieve the following:

- New construction of public buildings and facilities over 10,000 square feet shall achieve a minimum rating of LEED Gold or any comparable performance criteria, and strive to achieve the highest rating. Buildings between 4,000 and up to 10,000 square feet shall achieve a minimum rating of LEED Silver or any comparable performance criteria, and strive to achieve the highest rating.
- Renovations of public buildings in excess of 25% of the building and comprising upgrades or replacements of two of the three major systems (HVAC, lighting, and plumbing), shall be able to achieve a minimum rating of LEED Certified or any comparable performance criteria, and strive to achieve the highest rating.
- All other new construction, renovations, repairs, replacements, maintenance and operations of public buildings shall employ cost-effective, energy-efficient, green building practices to the maximum extent possible through the use of the USGBC LEED checklist or other comparable performance criterion in the planning, construction, renovation, maintenance and operation of the facility.
- New public buildings will be sited to minimize transportation-related energy use and every effort will be made to reuse previously developed land.

This the 27th day of October, 2008.

Ellen W. Reckhow, Chairman

Lewis A. Cheek



Michael D. Page, Vice-Chairman

Philip R. Cousin, Jr.

Becky M. Heron