

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 041222

Amending Article XI, Chapter 2, Administration, by enacting a new Section 2-1604, LEED Silver Standard, for public buildings.

WHEREAS, it is the policy of Kansas City to be good stewards of the environment and to finance, plan, design, construct, manage, renovate and maintain its facilities and buildings to be sustainable by

- A. Promoting better environmental standards for construction, rehabilitation, and maintenance of City buildings;
- B. Improving energy efficiency and using renewable and clean energy technologies;
- C. Improving the environment by decreasing the discharge of pollutants from buildings and sites;
- D. Improving public awareness of new technologies that can improve the quality of life for building occupants; and
- E. Improving the health and productivity of building occupants by meeting criteria for indoor environmental quality.

WHEREAS, it is therefore important that Kansas City regularly review and consider cost conscious, efficient building construction and operation policies and guidelines for all the buildings and facilities it owns and operates; and

WHEREAS, Kansas City should strive to ensure that all buildings and facilities owned and operated by the City meet high building standards as they are constructed, remodeled and renovated; and

WHEREAS, recognizing that building construction and operation standards are constantly being revised, improved and upgraded and that the U.S. Green Building Council has established a widely accepted, comprehensive guide and rating system for the design and operation of buildings, structures and facilities emphasizing energy efficiency and environmental stewardship called its "Green Building Rating System"; and

WHEREAS, Administrative Regulation No. 5-4 establishes a LEED Standards Committee and the goal of achieving a verifiable LEED Silver standard "for new facilities and selected major renovations in occupied facilities over 5,000 square feet of net area..."; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Article XI of Chapter 2, Administration, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by enacting a new Section 2-1604 entitled "LEED Silver Standard", to read as follows:

Sec. 2-1604. LEED Silver Standard.

(a) Policy. It is the policy of the City that the design, construction, and operations of new facilities and renovations selected by the LEED Standards Committee with 5,000 square feet of occupied area, for which a request for proposals for design services is issued after the date of the enactment of this Ordinance, shall conform to the Silver rating of the most recent version of the USGBC LEED Green Building Rating System.

(b) Establishment of LEED Standards Committee. The City Manager shall appoint a LEED Standards Committee composed of one representative from each of the following: the Environmental Management Commission, the Water Services Department, the Parks and Recreation Department, the Environmental Management Department, the Public Works Department, the Aviation Department and the Capital Improvements Management Office.

(c) Contracts. Each contract for the design, construction, remodeling or renovation of a City-owned or operated building or facility shall contain provisions determined by the LEED Standards Committee to be sufficient to require the designer and constructor to make good faith effort for compliance with the LEED Silver Standard at a minimum and submit documentation to USBC for their independent third-party review process.

(d) Projects in Process. Projects with sites that pertain to paragraph (a) and design underway prior to the enactment of this ordinance, and programs with funding authorized before July 24, 2002 shall comply with the LEED Silver Standard to the extent possible without compromising the current project budget, necessary programmatic components of the project, and the current schedule for project completion.

(e) Exemptions. For a given project, the LEED Standards Committee may select the most appropriate version of LEED and apply the Silver Standard, and/or require compliance with select credits, and/or set a lifecycle cost/benefit ratio for budget increases related to green building costs, and/or exempt a construction project from any LEED compliance requirements.

(f) Rules and Regulations. The City Manager shall adopt rules and regulations to facilitate the LEED Standards Committee review and determination process.



Authenticated as Passed

Kay Barnes
KAY BARNES, Mayor

[Signature]
City Clerk

Approved as to form and legality:

William Geary
William Geary
Assistant City Attorney

DATE PASSED **NOV 18 2004**