TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY

ORDINANCE NO. 2005-46

AN ORDINANCE TO ADOPT SUSTAINABLE BUILDING STANDARDS FOR CONSTRUCTION IN THE TOWNSHIP OF CRANFORD AND ENACTING CHAPTER 106 (ENERGY EFFICIENCY) OF THE CODE OF THE TOWNSHIP OF CRANFORD RELATING THERETO.

WHEREAS, the Township Committee of the Township of Cranford finds that the public welfare will be served by assuring that further commercial and civic development is consistent with the Township's desire to create a more sustainable community; and

WHEREAS, on August 12, 2003, the Township Committee adopted Resolution No. 2003-259, which adopted a policy of "sustainability," which, at the municipal level of government, means a policy in which decision making about municipal purchasing and operations incorporates the "triple bottom line" of environmental stewardship, economic growth, and social equity, so that the needs to the present generation do not compromise the needs of future generations; and

WHEREAS, the Township Committee finds that green building measures applied to the design, construction, and maintenance of buildings would achieve the following goals:

1. To encourage resource conservation;
2. To reduce the waste generated by construction projects;
3. To increase energy efficiency; and
4. To promote the health and productivity of residents, workers, and visitors to the Township; and

WHEREAS, the Township Committee finds that:

1. Green building practices referenced herein are designed to encourage resource conservation, to reduce the waste generated by construction projects, to increase energy efficiency, and to promote the health and productivity of residents, workers, and visitors to the city;

   Green design and construction decisions made by the Township in the construction and remodeling of Township buildings can result in significant cost savings to the Township over the life of the buildings;

3. In recent years, green building design, construction, and operational techniques have become increasingly widespread. Many homeowners, businesses, and building professionals have voluntarily sought to incorporate green building techniques into their projects;

4. At the national level, the u.s. Green Building Council (USGBC), developer of the Leadership in Energy and Environmental Design (LEED®) Green Building Rating System, has become a leader in promoting and developing green building practices;

5. The USGBC LEED® Rating System has been used to design buildings in New Jersey.

6. Requiring Township-funded projects to incorporate the LEED® Rating System is necessary and appropriate to achieve the benefits of green buildings.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranford:

SECTION 1. Chapter 106 (Energy Efficiency) of the Code of the Township of Cranford be and is hereby enacted as follows:

CHAPTER 106 - ENERGY EFFICIENCY

ARTICLE I

SUSTAINABLE BUILDING STANDARDS

§106-1 Adoption of codes by reference.

The "Leadership in Energy & Environmental Design Rating System for New Construction & Major Renovations (LEED - NC)", Version 2.1, adopted November 2002, revised March 14, 2003, and the "Leadership in Energy & Environmental Design - EB Green Building Rating System for Existing Building8, Upgrades, Operations and Maintenance", Version 2, adopted October 2004, updated July 2005, both promulgated by the U,S. Green Building Council ("USGBC") are hereby adopted by reference and incorporated into this Chapter .

§I06-2. Cranford Township Facility Projects and Existing Buildings.

a The Township supports *the* use of green building practices and adopts the use of the USGBC's Leadership in Energy Design ("LEED") Rating System for the design and construction of new buildings and major renovations and additions to Township funded facility projects. In addition, the Township adopts LEED-ED for its existing buildings;

b The Township will incorporate life-cycle and total cost accounting in the design, construction, and maintenance of all Township owned and financed buildings:

c The Township adopts a policy that Township funded facility projects and Township-owned facilities meet a minimum LEED® "Silver" rating.

d The first LEED project will be viewed as a pilot for this initiative and will be evaluated to make further recommendations to the Township Committee.

§106-3. Redevelopment Projects.

The Township of Cranford encourages redevelopers seeking redeveloper status through redevelopment agreement to adopt the LEED® Rating System. To encourage projects to achieve formal LEED certification from the USGBC, Cranford Township has established a Green Building Density Incentive Program. Redevelopers shall be permitted to request an incentive, such as a slightly larger building than would normally be allowed if the project receives official LEED certification from the USGBC at one of the four LEED award levels. The incentive allowed will vary depending on the project and on the LEED award sought. The use of the Program shall be incorporated in redevelopment agreements adopted by the Township.

Redevelopers must submit the following information to the Township for each project:

a. Name of the LEED Accredited Professional working on the project: Each project must include a LEED accredited professional as part of the project team. This team member advises the project team on LEED issues and ensures that the specific LEED credits for the project are achieved.

b. LEED Scorecard: A LEED Scorecard must be submitted as part of its plan. The Scorecard must be accompanied by an explanation of how each credit will be achieved or why the credit cannot be achieved for the project. Prior to issuance of

specific permits, reports must be submitted outlining progress on achieving LEED credits A specific number of LEED credits will be negotiated and included in the project.

c. Construction Waste Management Plan: Prepare and implement a construction waste management plan. The plan must outline where waste will he sent for recycling, reuse, reprocessing, or disposal. Letter from each of the recipient facilities must be included.

d. Energy Star: For multi-family residential projects; appliances and fixtures must meet U.S. EPA's Energy Star standards. Projects must include Energy Star compliant clothes washers; dishwashers, refrigerators, ceiling fans, ventilation fans (including kitchen and bathroom fans), light fixtures (halls and common areas), and exist signs. To enhance energy efficiency further, the project must also choose and install two of the following Energy Star components: Programmable thermostats (in residential units): residential light fixtures; windows and doors; and HVAC systems.

Redevelopers applying for the Cranford Green Building Density Incentive Program must register their projects with the USGBC. Proof of registration must be submitted to the TOW11l1hip, followed by quarterly updates that identify the progress of the project and points achieved. Projects must be certified by the USGBC at the agreed upon level.

SECTION 2. Three copies of the Leadership in Energy &; Environmental Design Rating System for New Construction & Major Renovations (LEED - NC) Version 2.1, adopted November 2002, revisal March 14, 2003, and three copies of Leadership in Energy & Environmental Design ~ EB Green Building Rating System for Existing Buildings, Upgrades, Operations and Maintenance, Version 2, adopted October 2004, updated July 2005, promulgated by the U.S. Green Building council shall be maintained on file in the Office of the Municipal Clerk.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. If any portion of this ordinance shall be determined to be invalid; such determination shall not affect the validity of the remaining portions of said ordinance.

SECTION 5. This ordinance shall take effect upon final passage and publication in accordance with law.

Certification

I, Rosalie Hellenbrecbt. Township Clerk of the Township of Cranford, County of Union, State of New Jersey do hereby certify that the above is a true and correct copy of an ordinance adopted by the Township Committee of the Township of Cranford at a meeting held November 14, 2005.

In Witness Whereof I hereunto set my hand and affix the seal of said Township of Cranford on this 15th day of November 2005.

Rosalie Hellenbrecht, RMC
Township Clerk