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**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 8, BUILDINGS, CONSTRUCTION AND CONDOMINUMS, OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH, FLORIDA, ARTICLE II, BUILDING CODE, SECTION 8-37, GREEN BUILDING PROGRAM, AND SECTION 8-39, EDUCATION AND TRAINING; CREATING SECTION 8-40, APPLICABILITY, ESTABLISHING A POINT RATING SYSTEM FOR CITY GREEN BUILDING PROGRAM CERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on May 16, 2018, the City Commission passed Resolution #2018-024 adopting the City of Hallandale Beach Sustainability Action Plan (SAP) and authorizing the City Manager to proceed with implementation of the Plan; and

**WHEREAS**, the City Commission has determined that it is in the best interest of the citizenry and general public to promote green building practices within the City; and

**WHEREAS**, the City Commission desires to establish and incentivize green building certification levels.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF  
HALLANDALE BEACH, FLORIDA:**

**SECTION 1.** Chapter 8, of the Code of Ordinances of the City of Hallandale Beach, Florida, Article II, Building Code, is hereby amended to read as:

**CHAPTER 8, BUILDINGS, CONSTRUCTION AND CONDOMINIUMS**  
**ARTICLE II, BUILDING CODE**

## **Section 8-37. - Hallandale Beach Green Building Program.**

(a) *Intent and purpose.* The purpose of the Hallandale Beach Green Building Program is to promote sustainable development practices as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future

residents. Additionally, incorporating green building practices into a building's design, construction and operation has proven to reduce operating costs, enhance building marketability and increase worker productivity.

~~(b)~~ Green Building Program Certification Levels. The City's Green Building Program includes the following certification of achievement levels, which require a minimum number of sustainability points from the sustainability worksheet in Section 8-40:

- (1) Earth-Friendly at 50 points,
  - (2) Enhanced at 75 points, and
  - (3) Exemplary at 150 points.
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#### **Section 8-38. - Definitions.**

*Energy Star.* An international standard for energy efficient consumer products created by the United States Environmental Protection Agency.

*FGBC.* Florida Green Building Coalition.

*Green building.* The resource efficient design, construction, and operation of buildings deemed by employing environmentally sensible construction practices, systems, and materials.

*Green building program participant.* Any permit application submitted to the building division for new construction or renovation that will achieve a green building certification from an organization accepted by the city's development services department, and any installation permit for Energy Star-rated appliances/fixtures.

*GHDS.* Green Home Designation Standard of the FGBC.

*Green Globes.* U.S. commercial/industrial building rating system of the GBI.

*GBI.* Green Building Initiative.

*LEED.* Leadership in Energy and Environmental Design Rating System, Version 3.0, of the USGBC, any amendments thereto or subsequent versions.

*Major development.* Any new project consisting of ten or more residential dwelling units or 4,000 square feet or greater of nonresidential gross floor area.

*Major renovation.* The total cost of the renovation related to the building envelope or the technical building systems is greater than 50 percent of the assessed value of the building or more than 50 percent of the surface of the building envelope undergoes renovation.

66 *Minor development.* Any new project consisting of less than ten residential dwelling units  
67 or less than 4,000 square feet of nonresidential gross floor area.

68 *Program certification.* The final designation awarded to a program participant for  
69 satisfying all requirements associated with a green building program for a particular project.

70 *USGBC.* U.S. Green Building Council.

71 (Ord. No. 2009-20, § 1, 11-4-2009)

72 • **Sec. 8-39. - Education and training.**

73 ~~(a) The city shall make available to the public a list of currently accepted green building~~  
74 ~~organizations and their certification program requirements.~~

75 ~~(b) (a) The city shall also make available to the public its certification-based green building~~  
76 ~~program, certification achievement levels and requirements, including pre-requisites and~~  
77 ~~Sustainability Worksheet.~~

78 ~~(c) (b) The city in conjunction with FSEC, FGBC, USGBC, or other green building~~  
79 ~~organizations, shall conduct at least one training workshop per year in order to educate~~  
80 ~~residents, property owners, and business owners about the city's green building program~~  
81 ~~and incentives available for program participants.~~

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84 **Section 8-40. – Applicability**

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86 ~~(a) The city's certification-based green building program shall apply to development types~~  
87 ~~pursuant to section 32-787(k), during the site plan development review process.~~

88 ~~(b) All new development or substantial renovation projects as specified in said section, shall~~  
89 ~~submit detailed plans and/or specifications of the project's compliance with the~~  
90 ~~requirements in table 8-40(a), green building prerequisites, and table 8-40(b),~~  
91 ~~sustainability worksheet, for review by the city's green building coordinator for required~~  
92 ~~city certification.~~

93 ~~(c) Each development type in section 32-787(k) shall meet the following prerequisites in~~  
94 ~~Table 8-40(a), and the minimum number of points from at least four different categories~~  
95 ~~in Table 8-40(b), the sustainability worksheet.~~

TABLE 38-40(a). Required Green Building Prerequisites

(1) Energy Efficiency:

- a. Appliances provided in building shall be Energy Star qualified appliances; and
- b. All new residential, non-residential, and mixed-use projects of 20,000 square feet of greater shall register with EnergySTAR Portfolio Manager.

(2) Sustainable Roof Measures which shall include at least one of the following:  
a. Photovoltaics (PV), sized to offset a minimum of 15% of the building's total estimated energy usage; or  
b. Roofing materials which have a solar reflectance index (SRI) of 82 for a low sloped roof ( $\leq 2:12$ ) and 39 for a steep sloped roof ( $> 2:12$ ); or  
c. Vegetative roof, covering a minimum of 30 percent of the roof area not occupied by mechanical equipment or access stairways as a landscaped roof; or  
d. Solar thermal systems (i.e. solar hot water), with a minimum 0.50 solar fraction.

(3) All indoor water fixtures must meet U.S. EPA WaterSense Specifications.

(4) If the property includes a trash chute, it must also design and incorporate a separate recycling chute

(5) Construction shall include electrical panel capacity to support a minimum of one (1) 40-Amp 208/240 volt circuit in parking area.

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<b>Table # 8-40(b)</b>			
<b>SUSTAINABILITY WORKSHEET:</b>			
<b>MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY</b>			
<b>Energy Intent: Encourage on-site renewable energy production; promote the design and construction of energy efficient buildings; reduce air, water, and land pollution from energy consumption; and reduce the heat island effect</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>
<b>1.1 Renewable Energy Sources</b> Design and incorporate on-site renewable energy generation technologies such as solar, wind, geothermal, or biomass. Two points granted for each 1% of the projects annual electrical energy demand generated up to a maximum of 30 points.	2 to 30		
<b>1.2 Green Power Agreement</b> Provide a percentage of the building's electricity from renewable energy sources by engaging in at least a one-year renewable energy contract to purchase green power. Earn 1 point for each 25% of the building total annual energy demand from a certified green power generator for one year. Certified Green Power is provided by renewable generation in the state of Florida.	1 to 4		

<b>1.3 Skylights</b> The primary building is constructed with skylights that provide at least 10% of the light necessary for daily use on the story on which the skylights are located.	2		
<b>1.4 Heat Island Reduction</b> Use any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways) (1) Provide shade from the open structures such as those supporting solar panels, canopies, walkways, pergolas, all with a Solar Reflectance Index (SRI) of at least 29 (2 points) (2) Use paving materials with a SRI of at least 29 (1 point) (3) Use an open grid pavement system (at least 50% pervious) (2 points).	1 to 5		
<b>1.5 Cool Walls</b> Use white or cool light colors for the body of buildings to reflect rather than absorb heat and reduce cooling costs. Accent and trim colors are not limited to these choices.	2		
<b>1.6 Solar-Ready Design</b> For stand-alone buildings, design and build the project so that it will readily accommodate the installation of solar photovoltaic panels, including roof load, roof pitch and orientation (5 points). For projects with multiple buildings, design and build at least 20% of the buildings to be solar-ready as described above. Two additional points granted for each additional 20% provided up to a total of 100% solar-ready buildings (2 to 10 points)	2 to 10		
<b>1.7 Solar Heated Pool</b> In lieu of gas or electric conventional heating (1) Private Pool/Hot Tub (2 points each) (2) Public Pool (6 points each) *Maximum of 30 points per development	2 to 30		
<b>Recycling and Waste Reduction Intent: Encourage recycling of household and commercial projects, reduce the amount of waste hauled to and disposed of in landfills, and promote the reuse of materials</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>

<b>2.1 Pet Waste Station</b> One point per approved pet waste station supplied regularly with biodegradable bags with a maximum of 2 points	1 to 2		
<b>2.2 Cigarette Butt Station</b> One point per approved cigarette butt station with a maximum of 2 points	1 to 2		
<b>2.3 Recycled Content in Infrastructure</b> For new roadways, parking lots, sidewalks, and curbs (above-ground structured parking and underground parking are exempt from this option), and aggregate base and aggregate sub-base shall be at least 50% by volume recycled aggregate materials such as crushed cement concrete and asphalt concrete	5		
<b>2.4 Salvage Building Materials</b> Use green building materials (recycled materials, locally-produced materials, FSC sustainably harvested wood, etc.) in the construction of the project (5 points). Use furniture made from recycled materials, locally-produced materials, FSC sustainably harvested wood, etc. in the project (5 points). Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project (5 points).	5 to 15		
<b>Urban Nature Intent: Provide a variety of appealing and comfortable open spaces close to work and home; encourage physical activity and time spent outdoors; support natural resources and habitat conservation, and promote social networking, civic engagement, personal recreation and other activities</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>
<b>3.1 Minimum Open Space</b> Provide common open space that exceeds the Code's base requirements by 10%. Five additional points granted for each additional 10% up to a total of 40% above code.	5 to 20		
<b>3.2 Organic Farming</b> Community sustainable food such as organic vegetable gardens, fruit tree orchards/groves, and pollinator gardening.	1 to 5		

<b>3.3 Community Gardens</b> For residential or mixed-use projects, dedicate permanent and viable growing space and related facilities (such as greenhouses) within the project at a minimum of ten square feet per dwelling unit for 20% of the project. Provide fencing, efficient watering systems, soil, and/or garden bed enhancements (such as raised beds), secure storage space for garden tools, solar access, and pedestrian access for these spaces.	10		
<b>3.4 Tree Canopy</b> Provide trees in an amount which exceeds the base requirements of Section 32-384 by 10%. Two additional points granted for each additional 10% up to 50% above Code.	2 to 10		
<b>3.5 NatureScape or Ocean Friendly Landscaping</b> Property has been certified as NatureScape by Broward County (5 points) AND/OR 30% of landscape footprint meets Ocean Friendly Landscaping Standards (5 points)	5 to 10		
<b>Transportation Intent: Promote public health by encouraging daily physical activity associated with alternative modes of transportation such as walking and bicycling; encourage the use of transportation and, design parking facilities to minimize adverse environmental impacts to pedestrians.</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>
<b>4.1 Charging Stations</b> For new buildings, provide EV charging stations in the parking area. Two points per station with maximum 10 points.	2 to 10		
<b>4.2 Bike Sharing Program</b> 1 point for every 10 bikes, 2 points maximum	1 to 2		
<b>4.3 Facilities for Bicycle Commuters</b> Provide the following (1) indoor self-contained bicycle storage lockers equal to a minimum of 5% of the vehicle parking spaces provided (2 points) (2) Shower and dressing areas for employees (2 points).	2 to 4		
<b>Water Intent: Minimize water use in buildings to reduce impacts to natural water resources; and minimize outdoor water use for landscape irrigation</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>

<b>5.1 Water Efficient Plants</b> To the extent possible, all landscaping plants, including those on green roofs, shall be selected from a list of water-efficient vegetation maintained by the Florida Yards and Neighborhoods Handbook from the University of Florida or South Florida Water Management District's WaterWise guide, and utilize the principles of Florida Friendly Landscaping.	2		
<b>5.2 Landscape Irrigation System</b> WaterSense Sprinklers, Drip, or Subsurface irrigation systems shall be utilized for all landscape irrigation systems when irrigation is necessary. Drip irrigation systems must be equipped with pressure regulators, rain sensors, filters, and emitters. Each drip emitter must be rated at less than 20 gallons per hour (gph). 1 point for WaterSense sprinklers, 2 points for Drip, 3 points for subsurface irrigation.	1 to 3		
<b>5.3 Rain Gardens (Bioswale or Treatment Wetland)</b> The development includes rain gardens designed with native plant material installed in a sand/soil matrix soil bed with a mulch cover layer. Commercial, consisting of a minimum of 1,000 square feet gives 3 points. Multifamily or Mixed Use with less than 50 units consisting of a minimum of 500 square feet gives 2 points. Multifamily or Mixed use with 50 units or more <del>than 50 units</del> consisting of a minimum of 1,000 square feet gives 3 points.	2 to 3		
<b>5.4 Vault System</b> The utilization of a vault system for stormwater management to aid in the increased flow rate due to development and maximize usable open space on urban sites.	4		
<b>5.5 Rain Barrels or Cisterns</b> Reduce water use, stormwater runoff, and erosion by the utilization of rain barrels or cisterns to collect rainwater. The installed rain barrel or cistern shall be directly connected to the on-site irrigation system. (1 point per 55-gallon storage, up to 4 points)	1 to 4		
<b>Resilience Intent: Implement strategies to minimize damage and loss of life caused my natural hazards and global climate change</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>



<b>6.1 Higher Floodplain Standards</b> 3 points for every foot above Code required freeboard. These points are only available for buildings 20,000 square feet or larger located in the FEMA Special Flood Hazard Area Zones VE and AE. 9 points maximum	3 to 9		
<b>6.2 Elevated Utilities</b> Mechanical, electrical, plumbing, and all other utility elements and key equipment and contents such as medical devices and files which would usually be at BFE or below are raised above BFE	2		
<b>6.3 Flood Resistant Materials</b> Utilizing flood resistant materials in construction such as concrete, glass blocks, clay tile, and terrazzo at or below BFE	1		
<b>6.4 Solar with Battery Storage</b> Building is equipped with a solar generator or a solar PV array with connected battery storage.	15		
<b>Additional Strategies for Sustainability Intent: Implement strategies of existing above-code programs or explore and implement new, unique, or innovative ways to increase the sustainability of the project and community</b>			
<b>Topic</b>	<b>Points</b>	<b>Submitted Points</b>	<b>Graded Points</b>
<b>7.1 Above-Code Green Building Certification</b> Design and build the project to meet the standards of an above-code program such as LEED, Green Globes, FGBC, Living Building Challenge, etc. As a good faith demonstration of the developer's intent, the applicant will utilize solar energy to power the project or achieve green building certification demonstrating the method that will be used to achieve said certification. The most recent LEED Scorecard, the most recent version of the FGBC checklist, or equivalent green building certificate checklist shall be submitted depending on the certification the developer is seeking.	30		
<b>7.2 Innovative Products or Strategies</b> Provide documentation of an innovative product or strategy that increases the sustainability of the project or community but is not provided in this Section (i.e. Stormwater). Up to give Innovative Products or Strategies may be submitted for review. Points awarded at the discretion of Green Initiatives Coordinator based on the capacity of the proposed product or strategy to increase the sustainability of the project in any of the above categories (1 to 5 points for each innovative strategy)	1 to 15		

**7.3 Achieving Zero Net Carbon**

Follows the Zero Code- Energy Efficiency Standards to achieve net zero carbon in new development. One hundred percent of the building's energy needs on a net annual basis must be supplied by on-site renewable energy. No combustion is allowed.

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**SECTION 2. Conflict.** All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in Conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

**SECTION 3. Severability.** Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 4. Codification.** It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

**SECTION 5. Effective Date.** This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1<sup>st</sup> reading on August \_\_\_\_, 2020.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 2020.

\_\_\_\_\_  
JOY COOPER  
MAYOR

ATTEST:

\_\_\_\_\_  
JENORGEN M. GUILLEN, CMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY  
AND FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY

**FIRST READING VOTE ON ADOPTION**

Mayor Cooper \_\_\_\_\_  
Vice Mayor Javellana \_\_\_\_\_  
Commissioner Butler \_\_\_\_\_  
Commissioner Lazarow \_\_\_\_\_  
Commissioner Lima-Taub \_\_\_\_\_

**FINAL VOTE ON ADOPTION**

Mayor Cooper \_\_\_\_\_  
Vice Mayor Javellana \_\_\_\_\_  
Commissioner Butler \_\_\_\_\_  
Commissioner Lazarow \_\_\_\_\_  
Commissioner Lima-Taub \_\_\_\_\_