ORDINANCE NUMBER 1071 SUPPLEMENTAL
AN ORDINANCE ADOPTING THE CITY OF STAMFORD SUSTAINABLE DEVELOPMENT DESIGN STANDARDS.

WHEREAS, development and construction practices contribute to the depletion of natural resources, light, air, noise and water pollution, solid waste generation, deforestation, global warming, and other negative consequences; and

WHEREAS, the City of Stamford has resolved to participate in the Cities for Climate Protection Campaign and has pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change; and

WHEREAS, the City of Stamford has signed a Memorandum of Understanding with the Connecticut Clean Energy Fund to commit to SmartPower’s 20% by 2010 Campaign under which it agrees to obtain 20% of the electricity for its municipal properties from clean, renewable sources by the year 2010; and

WHEREAS, the City of Stamford 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 City; and

WHEREAS, the City of Stamford recognizes that green building shall complement existing policies related to development and natural resource conservation; and

WHEREAS, the City of Stamford desires to model environmentally sensitive building design, as developed in the City’s Sustainable Development Design Standards, in its own facilities; and

WHEREAS, the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System and Certification is a nationally recognized standard for excellence in facility design and has multiple levels of certification; and

WHEREAS, green design and construction decisions made by the City in the construction and remodeling of City buildings can result in significant cost savings to the City over the life of the buildings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF STAMFORD THAT

the following ordinance is hereby adopted:

Sec. _____. City of Stamford Sustainable Development Design Standards.

A. The City hereby adopts the “City of Stamford Sustainable Development Design Standards,” to encourage environmentally sensitive construction practices based on the Leadership in Energy and Environmental Design (LEED™) certification process.

B. All new City buildings over 5,000 square feet in size shall be designed, contracted and built to achieve, at a minimum, the LEED™ Silver certification level. A building shall be deemed to be covered by this section if it is owned by the City or, if owned by another entity, at least fifty percent (50%) of the capital dollars in connection with the building project have been provided by the city.
C. The Mayor may grant exemptions from the requirements of this ordinance, provided that no such exemption shall be effective unless and until the Mayor submits to the Board of Representatives a written finding that such exemption is in the public interest and the reasons therefor.

D. No building permit for any building covered by this Ordinance shall be issued until an architect or designer has certified that the LEED™ standards are being addressed in the plans or specifications. The certification shall be submitted to the Building Department and Land Use Bureau for verification.

E. This section shall not apply to capital projects that have received city capital dollars before July 1, 2007.

F. This ordinance shall take effect six months after its enactment.

David R. Martin, President, and Annie M. Summerville, Clerk, do hereby certify that the foregoing ordinance was approved on the Consent Agenda by the 27th Board of Representatives at the Meeting held on June 4, 2007.

Dannel P. Malloy, Mayor
City of Stamford
Dated this 12th day of June, 2007

EFFECTIVE DATE: June 21, 2007

cc: Mayor Dannel P. Malloy
Benjamin Barnes, Director of Operations
William Callion, Director of Public Safety, Health & Welfare
Sandra Dennies, Director of Administration
Thomas Cassone, Esq., Director of Legal Affairs
Donna Loglisci, Town & City Clerk