

ORDINANCE NO. BL2019-1599

An ordinance to amend Metropolitan Code of Laws Chapter 2.32 to create green building standards for buildings owned by the Metropolitan Government and amend Chapter 16.60 regarding sustainable building design standards for new and renovated Metropolitan Government buildings and facilities.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 2.32 of the Metropolitan Code of Laws is hereby amended by adding a new Section 2.32.070 as follows:

2.32.070 – Green Building Standards

By January 1, 2020, the Department of General Services shall develop a strategic energy management plan for reducing energy and water use across metro-owned buildings. The plan shall include timelines and cost estimates for implementing:

1. An energy retrofit program across at least 9% of metro government-owned buildings by square footage between 2021 and 2024, prioritizing buildings that have core systems and equipment nearing the end of their useful lives, with a goal of achieving at least 30% reductions in energy and greenhouse gas emissions; and
2. A net-zero energy retrofit program across at least 12.5% of metro government-owned buildings between 2026 and 2032.

Section 2. That Section 16.60.050 of the Metropolitan Code of Laws is amended by deleting the section in its entirety and substituting in lieu thereof the following:

16.60.050 - Policy and goals.

1. It is the policy of the metropolitan government to finance, plan, design, construct, manage, maintain, and decommission its facilities and buildings to be sustainable. This chapter shall apply to new construction and additions, for which the planning and construction commences on or after July 1, 2019. For new construction, this chapter shall apply to projects which exceed five thousand gross square feet of occupied space or for which the total project cost exceeds two million dollars. For additions to existing buildings or facilities, this chapter shall only apply to projects that add five thousand or more gross square feet of occupied space, LEEDTM certification requirements shall only apply to the scope of the addition itself.
2. The LEEDTM rating system and reference guide, as enacted and established as of the effective date of this ordinance, shall be used as a guide for design and a measuring tool to determine what constitutes sustainable building by national standards.
3. Project teams are required to pursue LEEDTM certification through the U.S. Green Building Council and develop a strategy to achieve LEEDTM Platinum level rating of the most applicable LEEDTM rating system.

Section 3. That Sections 16.60.060 and 16.60.070 of the Metropolitan Code of Laws is amended by deleting the phrase "LEEDTM Silver" with "LEEDTM Platinum" wherever it appears.

Section 4. That Section 16.60.100, Subsection 1, of the Metropolitan Code of Laws is amended by deleting the section in its entirety and substituting in lieu thereof the following:

1. The metropolitan government sustainable development design guidelines of achieving LEEDTM Platinum status shall not apply to current metropolitan government facilities that have been approved as part of the fiscal year 2019-2020 capital spending plan for planning, land acquisition and/or construction. However, these projects shall still implement metropolitan government sustainable development design guidelines and strategies to the maximum extent possible and practicable.

Section 5. This ordinance shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

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